

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION MEETING
AND
REGULAR MEETING**

JANUARY 11, 2016

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. Master Plan Proposals
4. Public Remarks
5. Adjournment

Regular Meeting – Town Hall Room

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. December 14, 2015 Regular Meeting
 - B. December 21, 2015 Regular Meeting
4. Introduction of New Member
5. Election of Chair, Vice-Chair and Secretary for 2016
6. Public remarks
7. Communications

A. Pam Fraker
B. James R. Hewitt
C. Hannah Henning
D. Mary Ann Martin

RE: Special Use Permit #15171 (Chick-fil-A)
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- E. James Raynak, DDA Chair RE: Special Use Permit #15171 (Ckeck-fil-A)
- 8. Public Hearings
 - A. Special Use Permit #16011 (Marriott), request to construct a 67,000 square foot Courtyard by Marriott with 99 rooms on Jolly Oak Road east of Staybridge Suites
- 9. Unfinished Business
 - A. Special Use Permit #15171 (Chick-fil-A), request to construct an 4,730 square foot restaurant with drive-through window
 - B. Special Use Permit #15181 (Chick-fil-A), request to work in the 100-year floodplain to construct a Chick-Fil-A restaurant
 - C. Special Use Permit #15-70141 (Chick-fil-A), request for a major special use permit amendment to reduce site area for the Meijer site at 2055 Grand River Avenue
- 10. Other Business
 - A. Planning Commission Liaison to the Downtown Development Authority
- 11. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. New Applications
 - i. Special Use Permit #16021 (Szuza), request to establish a group day care home for not more than 12 children at 1211 Ascott Place, Haslett, MI
 - B. Update of Ongoing Projects
 - i. Site Plans Received
 - 1. Site Plan Review #16-01 (Okemos Road LLC) to construct a building consisting of eight townhouse units at 3698 Okemos Road
 - 2. Site Plan Review #16-02 (Pairolero) to construct a 3,588 square foot optometry clinic on the east side of Marsh Road north of Haslett Road
 - ii. Site Plans Approved - None
- 12. Public Remarks
- 13. Adjournment

Post Script: John Scott-Craig

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule

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would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Work Session Meeting
and**

**Regular Meeting
January 25, 2016**

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. 2005 Master Plan Update

Regular Meeting – Town Hall Room

1. Public Hearings
 - A. Special Use Permit #16021 (Szuma), request to establish a group day care home for up to twelve children at 1211 Ascott Place, Haslett, MI 48840
2. Unfinished Business
 - A. Special Use Permit #16011 (Marriott), request to construct a 67,000 square foot Courtyard by Marriott with 99 room on Jolly Oak Road east of Staybridge Suites.
3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 14, 2015**

DRAFT

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

PRESENT: Commissioners Cordill, DeGroff, Deits, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioner Honicky
STAFF: Principal Planner Oranchak, Associate Planner Gmazel

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of November 23, 2015. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced his appreciation to the Planning Commission for its service during the calendar year. He also acknowledged Commissioner Deits' long years of stellar service on the Planning Commission. Mr. Provencher addressed the rationale given at the last Board meeting as to why Commissioner Deits was not being reappointed.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced his gratitude for Commissioner Deits' number of years of exemplary service on the Planning Commission. He expressed his views on the Supervisor's decision not to reappoint Commissioner Deits and spoke to the "systematic purging" of Planning Commission members who favor restricted development in the eastern rural third of the township. Mr. Bowlby offered history of the Planning Commission make-up over the years.

Dan Opsommer, 1804 Sherbrook Way, Haslett, conveyed appreciation to Commissioner Deits for his years of service to the Township. He introduced himself as the new appointee to the Planning Commission and offered personal and professional background information on himself and his family.

Commissioner Deits clarified the statement made at the last Board meeting as to why he was not reappointed is "very factually inaccurate" and he has sent a letter to the Board which delineates that position.

Chair Scott-Craig closed public remarks.

5. Communications (None)

6. Public hearings

A. Special Use Permit #15161 (Okemos Road LLC), develop an 8-unit townhouse project at 3698 Okemos Road

Chair Scott-Craig opened the public hearing at 7:13 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Associate Planner Gmazel summarized the special use permit request as outlined in staff memorandum dated November 25, 2015.
- Applicant
Matt Hagan, Okemos Road, LLC, 927 E. Grand River, East Lansing, offered history on rezoning efforts of the subject property since last year. He outlined the proposal, highlighting parking, bicycle parking and open space, noting the applicant is not requesting any variances. He designated the building materials to be used and availed himself for Planning Commission questions.
- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, inquired if the existing seven (7) foot pathway would be fully retained at its current location.

Planning Commission discussion:

Commissioner Cordill voiced concern with the bank of parking lot spaces and the garages facing Okemos Road. She suggested some, if not all, of the parking be placed in the rear of the development in an effort to be more harmonious with Okemos Road.

Commissioner Tenaglia asked the applicant why it elected to place the parking in the front.

Mr. Hagan responded it was the desire to have the living area as far off Okemos Road and its noise as possible. He indicated his preference for the units to be near the residential property to the east in order to achieve a more neighborhood feel, and having the balconies and patios face the residential area is preferable than having them overlook Okemos Road. Mr. Hagan believed the greenspace in the rear allows a safe place for children to play.

Commissioner Van Coevering inquired if the units were rentals or condominiums.

Mr. Hagan responded they are rental units.

Commissioner Jackson requested the applicant to answer the question posed by the public regarding the pathway in front.

Mr. Hagan responded he recently discovered the pathway was on his property, indicating he will sign an easement to allow the pathway to remain, if necessary.

Commissioner Jackson asked if the curb cut off Okemos Road is a replicate of the existing cut.

Mr. Hagan replied it is a new one, as the existing curb cut is more in the center of the lot. He noted the new curb cut was placed toward the end of the development in an effort to reduce the amount of noise which will penetrate into the units.

Commissioner Jackson asked why the entrance to the development was not placed off Fox Hollow.

Mr. Hagan responded there is an existing apartment building on the corner, and the subject property is the second lot "in." He stated he approached the apartment owner to see if he was willing to allow the renters to traverse through his lot, but it was not an option.

Commissioner Cordill inquired as to the height of the berm.

Mr. Hagan replied approximately two and one-half (2-½) to three (3) feet.

Commissioner Cordill asked about the location of trees which will be planted.

Greg Petru, KEBS, Inc., 2116 Haslett Road, Haslett, stated the idea is to "berm it up" as much as possible to separate the units from Okemos Road. He indicated their intention is to plant deciduous trees along with shrubs across the berm.

Commissioner Cordill asked if the applicant was considering interspersing coniferous trees when the deciduous trees shed their leaves.

Mr. Petru responded he initially included evergreens in the landscape plan, but the Planning staff requested they be replaced with deciduous trees.

Principal Planner Oranchak explained the evergreens can obstruct visibility and can sometimes result in retaining ice on pathways and roadways when they obstruct the sun.

Commissioner Cordill clarified that she was not necessarily considering the evergreens as street trees, but placement further east on the property.

Mr. Petru added he will work with Planning staff to make a buffer of acceptable landscaping.

Commissioner Deits stated he recalled a high percentage of noise from a street is emitted in the first three (3) or four (4) feet off the street. He suggested placement of low lying evergreens underneath the street trees would help obviate some of the street noise.

Mr. Hagan replied if a higher berm is allowed, they will do that to enhance the buffering.

Commissioner Deits reminded fellow Commissioners and the applicant that this type of development was not the Planning Commission's first choice as it is not walkable or a community, and is one of the few pieces of property with multi-family housing within the last 50 years that opens onto Okemos Road. While acknowledging it is not his preference to site this project at the proposed location that is not a legitimate reason to oppose the special use permit.

Chair Scott-Craig voiced appreciation the applicant has returned with a new site plan and has not requested any variances. He noted his concern parking in the rear would create additional noise for the residential neighborhood to the east. Chair Scott-Craig stated the excess parking in this instance is probably a good part of the plan. He characterized the traffic study as "strange" in that the number of cars traveling north and south are not anywhere equal. Chair Scott-Craig noted the buildings to the north and south have brick materials and inquired if a brick face could be incorporated into the design in an effort to be harmonious.

Mr. Hagan responded consideration was given to taking the stone around the front door area and bring it out on the garages to tie the development façade together.

While voicing concern with placing housing on a busy street like Okemos Road, Chair Scott-Craig added there are new jobs being created at Jackson National Life and those employees will be looking for housing.

Commissioner Jackson voiced her appreciation the applicant has put together a multi-family unit conducive for families and the layout is different from many of the multi-family units previously brought before the Planning Commission which tend to favor occupancy by students.

Mr. Hagan added he was conscious of the need to market these units to young professionals with children through the use of larger upstairs bedrooms and extra bathroom space which allowed for bathtubs.

Chair Scott-Craig closed the public hearing at 7:36 P.M.

7. Unfinished Business

- A. Zoning Amendment #15080 (Township Board), proposal to amend Section 86-473 Street Trees
Principal Planner Oranchak synopsisized the changes made which address comments made by Planning Commissioners during the public hearing held on November 9, 2015.

Planning Commission and staff discussion:

- Difference between the timeline for replacement of dead new trees (2 years) and dead existing trees (12 months)
- An existing tree of significant size damaged during construction will take longer to show signs of ill health
- Planning Commissioner preference for a two-year period for replacement of both new and existing trees
- Concern with the level of administrative effort to keep track of the timeline regarding the health of both existing trees and new trees
- Staff would not wait two (2) years for removal if a tree died within the first year
- Newly planted trees tend to struggle a little longer before they really take hold
- Measurement of diameter at breast height takes place approximately four (4) feet off the ground
- Need for the addition of the word “without” before “causing” in B (1) b

8. Other Business (None)

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Cordill offered direction to staff by indicating there was consensus to move forward with Special Use Permit #15161 (Okemos Road LLC).

Commissioner Deits announced raffle tickets can still be purchased for the Meridian Cares Program, with several prizes from various merchants within the Township. He noted Township residents in need will benefit from the raffle.

Commissioner Tenaglia announced her and Chair Scott-Craig’s attendance at the last Economic Development Corporation (EDC) meeting where goals discussed included review of the sign ordinance, a bigger presence for Welcome Week, Haslett Village Square, Celebrate Downtown Okemos Event, more momentum on the Douglas J Redevelopment Project, branding committee for Meridian Township and the formation of outreach committees for their 2016 topics.

Commissioner Jackson articulated her appreciation to Commissioner Deits for his service on the

Planning Commission.

Commissioner Van Coevering spoke to her ability as a new Commissioner to rely on Commissioner Deits' institutional knowledge, which will be sorely missed.

Commissioner Cordill added some of Commissioner Deits' tenure was in the capacity as Chair and some was as the Planning Commission representative to various Boards and Commissions where he conveyed the Planning Commission's view and rationale on issues of mutual interest.

Chair Scott-Craig reported Commissioner Jackson and he attended a charrette held at the Forsberg Offices which showed changes which will be made to Okemos Pointe, including changes due to a variety of environmental concerns and changes to the commercial use. He reported on his attendance at the day long Transportation Bonanza #7 last Thursday hosted by the Michigan Association of Planning in conjunction with the Michigan Department of Transportation (MDOT) and Safe Routes to School.

A. New Applications

- i. Special Use Permit #15171 (Chick-Fil-A), request to construct an 4,730 square foot restaurant with drive-through window
- ii. Special Use Permit #15181 (Chick-Fil-A), request to work in the 100-year floodplain to construct a Chick-Fil-A restaurant
- iii. Special Use Permit #15-70141 (Chick-Fil-A), request for a major special use permit amendment to reduce site area for the Meijer site at 2055 Grand River Avenue

B. Update of Ongoing Projects

- i. Site Plans Received
- ii. Site Plans Approved

10. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, offered his perspective on Special Use Permit #15161 as a long-time cyclist, stating the placement of bicycle parking at the end of the living units is not the most advantageous location, indicating it would be easy to pull in the driveway, cut the bike lock and throw it in the back of a car without being observed. He believed a better location is to place a concrete pad on "the finger of land" in the center of 12 vehicle parking spaces.

Mr. Provencher suggested the use of low boxwoods (one to two feet tall) on the landscape plan for Special Use Permit #15161, as they wouldn't shade much, but would provide sound dampening from Okemos Road and afford privacy.

Chair Scott-Craig closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:54 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 21, 2015**

DRAFT

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

PRESENT: Commissioners Cordill, DeGroff, Deits, Ianni, Jackson, Scott-Craig, Tenaglia
ABSENT: Commissioners Honicky, Van Coevering
STAFF: Principal Planner Oranchak, Associate Planner Wyatt, Associate Planner Gmazel

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes (None)

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Lynn Hildebrandt, 4890 Chipping Camden Lane, Okemos, voiced her appreciation for the dedication of Commissioner Deits in his many years of service on the Planning Commission. She spoke to her respect for Commissioner Deits' institutional knowledge and attention to detail during her tenure on the Planning Commission. Ms. Hildebrandt expressed her opinion there is no "good" reason the Supervisor did not reappoint Commissioner Deits and the "real" reason will not likely be divulged. She expressed her desire that Township citizens are paying attention and the lack of respect for Commissioner Deits years of service will not be forgotten when they are at the voting booth.

Leonard Provencher, 5824 Buena Parkway, Haslett, reiterated his opinion from the last meeting that placement of bicycle parking for the proposed development at 3698 Okemos Road is not a good location as it will allow for easy theft being adjacent to the road. He believed the "tongue", located near the parking spaces on the roadside of Okemos Road to be an ideal location for security purposes. Mr. Provencher suggested the placement of low boxwoods (one to two feet) underneath the deciduous trees on the berm would provide for sound reduction to the units.

Tom Gottschalk, 6170 East Lake Drive, East Lansing, on behalf of Eye Care Associates, reported he has submitted corrected documents which show the actual footage of buildable area as 15.125 feet relative to SUP #15131, given all the required setbacks, in the front, rear and both sides. He spoke to the reconfiguration of parking on the site as a result of comments by the Planning Commission. Mr. Gottschalk also addressed changes one the site to address concerns with the proposed setbacks.

Chair Scott-Craig closed public remarks.

5. Communications

A. Grewal Law, PLLC, 2290 Science Parkway, Okemos; RE: Possible expiration of the lease agreement between S & S Company and Meijer for the portion of the site which contains the Meijer gas station and Belle Tire store

6. Public hearings

- A. Special Use Permit #15171 (Chick-fil-A), request to construct an 4,730 square foot restaurant with drive-through window and
- B. Special Use Permit #15181 (Chick-fil-A), request to work in the 100-year floodplain to construct a Chick-Fil-A restaurant

Chair Scott-Craig opened the public hearing at 7:15 P.M.

Harmony Gmazel, Associate Planner, summarized the two special use permit requests as outlined in staff memoranda dated December 21, 2015.

- Applicant

Jason Hill, Development Manager, Chick-fil-A, Inc., 5200 Buffington Road, Atlanta, Georgia, explained the franchise model of Chick-fil-A, a one store/one franchise owner approach. He expressed the company's desire to bring their brand into the mid-Michigan area after several years of planning.

Gary Rouse, P.E., GBC Design, 565 White Pond Drive, Akron, Ohio, addressed filling in the floodplain, noting the floodplain follows the 842.1 contour. He noted that in order to construct the required sidewalk, the applicant must match the curb elevation, which is six inches (6") higher. Mr. Rouse stated that the topography "falls off" in that area and there is 73 cubic yards of fill in the floodplain necessary to construct the sidewalk and blend the land and creating a "low" area "lower" than the 842.1 contour with a compensating cut of 129 cubic yards, a cut/fill ratio of 1.77 to 1.

Mr. Rouse addressed the proposed 15.5 foot setback to the south is necessary because of the existing Meijer sign off property. He indicated the foundation is 3.5 feet wide and has a north/south dimension which is 6.5 feet, which triggers a trickle-down effect with the requirements for the landscape buffer (four feet), sidewalk (six feet), depth of parking (18 feet) and aisle width (25 feet), which leaves approximately 3.5 feet between the curb and the base of the Meijer sign. Mr. Rouse delineated the need for the 15 foot setback by outlining the required footage west to east and their preference for stacking, as drive-through is 60+% of their business. He noted the third issue is the truck loading zone, and Mr. Hill indicated he can determine the specific time of deliveries in certain circumstances. Mr. Hill believed a before breakfast or mid-morning delivery time would work best as it is the restaurant's slowest service times. He voiced his preference to not have a loading space, but indicated it was included at the request of staff.

- Public

Leonard Provencher, 5824 Buena Parkway, Haslett, questioned if the wetland detention would jeopardize the seven (7) foot pathway along Grand River Avenue. He inquired as to how many of the mature trees are to be removed and what replacement landscaping is being offered.

- Planning Commission

Commissioner Tenaglia expressed her interest in not having the special loading zone in order to retain greenspace and allow for a sidewalk to the trash enclosure. She stated she did not have a problem with the 15 and 15.5 foot setback as the project is on the boulevard and the five (5) foot difference from the Township requirement does not affect visibility.

Commissioner Cordill inquired how far the truck loading area is from the building.

Mr. Hill responded approximately 30 feet.

Commissioner Cordill suggested sliding the loading area to the west would alleviate its visibility from Grand River.

Mr. Hill stated he did not see a reason why the loading area could not be located closer to the building if it is required to be retained in the project.

Commissioner Ianni determined the setbacks are not as critical for this project as it is infill in the commercial core and not an issue for neighbors. He did not see a problem with reduced buffers.

Commissioner Jackson inquired as to how many cars were designed for stacking.

Mr. Hill replied eight (8) cars from the order point to the window and eight (8) to pickup. He added the corporate model is fashioned for 20 before the end of the drive through stack is reached, but the site constraints and a request from staff was to decrease the entrance down to one (1) lane from two (2).

Commissioner Jackson expressed concern there is no accommodation for walk-in business; adding one of the Planning Commission's objectives is to make the area more walkable and more pedestrian friendly from the street to the business. She noted her preference for there to be some type of pathway to get people from the sidewalk to the Chick-fil-A business without walking through the parking lot.

Mr. Hill pointed to a sidewalk planned to be located on the west side of the building which will be required to connect to the bicycle pathway on Grand River Avenue. He highlighted the main entry doors on the front of the building to gain access to the dining room. Mr. Hill also showed the placement of the proposed bicycle racks which will tie in with the outdoor seating shown on the plans.

Commissioner Jackson noted the applicant intends to place an opening in the existing median contained within the western entrance which will accommodate traffic turning in off Grand River to the site as well as exiting the site to the south.

Mr. Hill explained the cut in the existing median is intended to provide the ability for vehicles to turn left into the site to properly circulate cars. He indicated signage will be placed on the site to direct cars to come around to the back to access the drive-through window. Mr. Hill added that dine-in customers will be able to turn left from the cut in the median and park directly in front of the store, eliminating any conflict with drive-through customers.

Commissioner Jackson inquired if the Michigan Department of Transportation has given its approval to the aforementioned concept, as she believed the applicant will limit "progression" into the Meijer complex as cars stop to turn left into Chick-fil-A.

Mr. Hill explained there will be two (2) southbound lanes which will afford vehicles the opportunity to bypass cars turning left into Chick-fil-A.

Commissioner DeGroff requested the applicant provide a response to the question posed by Mr. Provencher.

Mr. Rouse stated the bicycle pathway will not be impacted in any manner, as it is the applicant's intent to connect onto the pathway with all of the accompanying grading taking place on the subject property.

Commissioner DeGroff asked for the applicant's response to Mr. Provencher's inquiry regarding tree removal.

Mr. Rouse explained staff had requested identification of the trees currently on the site, explaining the difficulty in identifying trees which currently have no leaves. He stated that in order to "get what you require", the plan proposes tree removal. Mr. Rouse indicated a willingness to retain trees if allowed, and supplement with what is required.

Commissioner Deits noted there is currently an app available which, if you take a picture of the bark on a tree, the app will identify the type of tree.

Commissioner Deits asked why the area under consideration is not currently paved. He inquired if the subject parcel was previously a regulated wetland.

Principal Planner Oranchak replied there is no evidence this lot ever contained a regulated wetland.

Commissioner Deits expressed appreciation for the cut in the proposed location east of the proposed fill as it will minimize water encroaching into Grand River Avenue, a major thoroughfare. He noted the difficulty for a vehicle traveling west on Grand River to turn into the entrance on the west side of the subject parcel, given the median "bends" west.

Mr. Rouse responded he was informed that it was an illegal turn, and was asked to remove it from the traffic report provided by his traffic consultant.

Commissioner Deits inquired if the reason it was illegal was because it pointed the wrong way.

Mr. Rouse responded in the affirmative.

Commissioner Deits believed drivers traveling westbound on Grand River will want to use that entrance once they see the new restaurant and suggested the Ingham County Road Department place signage prohibiting that turn.

Mr. Hill added the mature trees along Grand River block visibility and it is his company's preference to remove the trees and replace them with the necessary ratio to open up the lines of visibility and make the appropriate left turn into the east entrance.

Commissioner Deits suggested doing something organic about the east end rather than cut down the mature trees near the west end. He voiced puzzlement by the two (2) parallel order windows which merge into one lane and inquired if that was a frequent occurrence at Chick-fil-A franchises.

Mr. Hill responded Chick-fil-A has incorporated that design into all new franchises as it increases efficiency of cars through the drive through approximately 30%. He added it allows two (2) vehicles to order at the same time and with the use of cameras and descriptors, employees can properly control the merging protocol to assure the correct orders are given.

Commissioner Deits voiced concern the pass through lane does not commence until after the order window so that someone who changes their mind about ordering has to sit in the queue of the drive-through lane until they reach the window. He pointed out the Township's ordinance indicates a pass through lane the entire length of the drive through lane.

Commissioner Deits pointed out the applicant has had to work around the existing Meijer sign as it is non-conforming, emphasizing how non-conforming signs can have unintended consequences. He stressed the importance of including sunset clauses in the sign ordinance to remove the non-conforming signs over time.

Commissioner Cordill asked how traffic which leave the restaurant would travel westbound on Okemos Road. She noted this lot is integrated into a shopping center and it would be helpful to see how this lot relates to the surrounding area and how it would connect with Okemos Road.

Mr. Rouse explained when a vehicle exits the drive-through, it proceeds through the median cut-through, turns left and then right on the "service drive" which empties onto Okemos Road.

Commissioner Deits stated the traffic report was "incomprehensible" and the traffic graphs were difficult to understand.

Mr. Rouse explained both the applicant's and the township's traffic consultants conversed and were in agreement with the findings contained in the traffic report.

Commissioner Deits explained a lay executive summary is usually provided.

Mr. Hill provided an aerial photograph on the overhead projector in response to Commissioner Cordill's inquiry and showed how traffic traveling west on Okemos Road could safely exit the property

Chair Scott-Craig noted there are two exits from the site. He asked what percentage of traffic would use the access to the east versus west. Chair Scott-Craig believed use of the exit to the east would be easier for ingress and egress. He noted the traffic report contained information showing two (2) intersections with a level of service labeled F, one of which is for a vehicle traveling north on the boulevard attempting to turn left and the other one is the boulevard between Leo's and Kelley's Consignment where a vehicle is attempting to turn left. He voiced concern with cars exiting the Chick-fil-A site, crossing the west entrance and turning left through the cut in the median while there is a "stream" of traffic attempting to cross through the same cut in the median in the opposite direction. He acknowledged he did not believe there was much traffic which traveled that way, but wanted the concern voiced.

Chair Scott-Craig gave an example of vehicles stopping in the lane which is proposed to be the truck loading/unloading area, stating it is a well-used artery to get out of Meijer and head safely west. He indicated there is a right turn only sign for the subject sites' eastern egress. Chair Scott-Craig expressed concern that pedestrians traversing the proposed site will have to walk through traffic to get to the restaurant. While acknowledging the location of the main entrance in front, he inquired if there was a proposed side entrance into the building.

Mr. Hill showed a second entrance on the west side of the building, further south from the main entrance.

Chair Scott-Craig requested Chick-fil-A's hours of operation.

Mr. Hill responded business hours are from 6:30 A.M. until 10:00 P.M. Monday through Saturday.

Chair Scott-Craig asked where the calculation of 2,400 cars per day was obtained.

Mr. Rouse replied the number of cars was obtained from using the formula contained in the Institute of Transportation Engineers (ITE) manual.

Chair Scott-Craig inquired if Chick-fil-A had peak hours, given the information contained in the traffic report showing 2,400 cars in 16 hours. He asked if it was Chick-fil-A's normal experience to have fairly constant customer flow.

Mr. Hill replied that generally, peak hours are from 11:00 A.M. until 1:00 P.M. and then either 4:00 P.M. until 6:00 P.M. or 5:00 P.M. until 7:00 P.M.

Chair Scott-Craig stated this site is difficult for people to exit. He asked for the applicant's preference on how customers would leave the site.

Mr. Hill replied that during peak hours, it would be his preference for customers to turn left in case the drive-through is backed up. He added every attempt has been made to isolate the traffic concerns to the site, believing more of the issues raised tonight will impact the subject site versus the public road, the result of a successful business. Mr. Hill stated there is a human behavioral element involved in that "people will do what they do sometimes." He spoke of their need to rely on their traffic consultant's report in setting up traffic patterns to mitigate vehicular flow.

Commissioner Deits spoke to the need to divert all traffic (more or less) to the west and the drive through with right turns is ill-advised. He encouraged the applicant to make turning options clear to its customers through signage.

Commissioner Jackson asked how many customers the dining room will accommodate.

Mr. Hill replied there is an approximate seating capacity of 127.

Commissioner Jackson inquired as to the number of employees who will be hired.

Mr. Hill provided a range of 15-20 during a peak shift.

Chair Scott-Craig asked for an explanation of brick type as the material which will be used on the face of the building.

Mr. Hill responded it is full brick and showed samples to Planning Commissioners.

Chair Scott-Craig reminded the applicant the easements from Meijer and permits from the Michigan Department of Environmental Quality (MDEQ) for the drainage system should be in place when the Planning Commission votes on the request for approval at its January 11, 2016 Meeting.

Mr. Hill indicated a purchase and sale agreement with Meijer is in place for their intent to purchase the property and language is contained within the agreement describing the applicant's ability to obtain easement rights through a separate document at a later date. He explained it is necessary to be further along in the approval process to feel certain there is a deal before attorney fees are expended in review of easement documents. He added once titles are attained, work on the easements will begin.

Mr. Rouse explained the proper paperwork has been submitted to Ingham County; to MDOT for tying into the storm sewer and the final signature on the 14-page application has now been obtained and will be submitted to MDEQ in the morning.

Commissioner Jackson spoke to the memorandum contained in the packet from the Township's Chief Engineer regarding items missing from the application.

Principal Planner Oranchak responded the proposed work in the floodplain can be a condition of approval.

Mr. Rouse explained a complete set of plans were submitted to the Township which show the proposed development in detail.

Principal Planner Oranchak added the finer details (e.g., water and sewer, etc.) will be determined during site plan review. She noted the floodplain items will be in place prior to providing a resolution of approval to the Planning Commission.

Chair Scott-Craig voiced his preference to save the mature trees through on-site reuse, adding such a move would be looked upon favorably by the Commission.

Mr. Hill responded he will attempt to accommodate the request, assuming they are in good shape and will not impeded with the draining activity. He requested that if the mature trees are retained, the applicant has the ability to "limb up" the canopies to create a site line underneath.

Chair Scott-Craig closed the public hearing at 8:22 P.M.

- C. Special Use Permit #15-70141 (Chick-fil-A), request for a major special use permit amendment to reduce site area for the Meijer site at 2055 Grand River Avenue

Chair Scott-Craig opened the public hearing at 8:22 P.M.

Associate Planner Harmony Gmazel summarized the special use permit request for a major amendment as outlined in staff memorandum dated December 21, 2015.

Chair Scott-Craig inquired as to the maximum amount of impervious surface for the underlying zoning on the parcel.

Principal Planner Oranchak replied is it 70%, so the applicant is approximately 5% over.

- Applicant

Mr. Rouse stated the impervious surface of 72.3% currently exists.

Commissioner Ianni noted the key issue is stormwater management, and the increase in the impervious surface will have an impact on it.

Mr. Rouse stated Chick-fil-A will be constructing underground detention tanks so that during a 100 year storm, it will be letting out water at a negligible rate of .18 cubic feet per second. He stated no Meijer stormwater flows into the subject area, but there is currently a yard drain inlet at the northwest corner and grass drains to that inlet at an approximate rate of 2 cubic feet per second in a ten year storm. After Chick-fil-A installs detention tanks, that stormwater rate will be significantly reduced (.18 cf per second).

Commissioner Deits speculated the reason this area remained unpaved was to keep the pervious surface closer to the appropriate limit. He reiterated this special use permit (SUP) request is for the benefit of Meijer, who is selling this land to make money without giving anything back to the

Township. While acknowledging the Planning Commission cannot “bargain,” he would like to see Meijer have more plantings in the remaining parking lot in compensation for the loss of this space.

Commissioner Jackson noted that when this sale goes through, the pervious/impervious ratio for Meijer will be out of compliance.

Principal Planner Oranchak stated the issue will be whether Meijer will create additional pervious surface on site or seek a variance for the excess impervious surface from the Zoning Board of Appeals.

Commissioner Jackson requested clarification if the only issue before them is whether to allow the lot split.

Principal Planner Oranchak explained the issue before the Commission is a modification to the Meijer site plan, and the largest change to the site plan is that there is a reduction in the pervious surface. She noted the land division is a separate process.

Commissioner Cordill asked if Meijer had an excess of parking on its site.

Ms. Oranchak believed Meijer does not have an excess of parking, but is not losing any parking based on this request.

Commissioner Cordill reiterated Commissioner Deits’ earlier statement about greening up the Meijer parking lot, as it is currently a “sea” of pavement, and the proposed sale would tip the impervious surface beyond the maximum.

Principal Planner Oranchak replied that possibility can be looked at.

Chair Scott-Craig asked staff what remedies are available to bring Meijer’s pervious/impervious surface ratio into compliance.

Ms. Oranchak responded the remedies are to find additional areas where the pervious ratio can be improved or to seek a variance.

Commissioner Cordill inquired why Meijer is not the applicant instead of Chick-fil-A.

Principal Planner Oranchak responded Meijer authorized Chick-fil-A to go through the process for them.

Mr. Hill added that since Chick-fil-A is the company seeking to redevelop the property, Meijer has placed the onus on them to put this case through the Township’s process. At its inception, Mr. Hill thought it would be a simple lot split, adding that a significant issue will be taken back to Meijer for consideration.

Commissioner DeGroff offered a hypothetical situation where the Planning Commission approved the amendment to Meijer’s existing SUP, and then the variance before the ZBA is denied.

Principal Planner Oranchak responded it is an either-or situation, where Meijer provides additional pervious area or proves to the ZBA that it has practical difficulty in not providing it. She added additional research on the site needs to be conducted to ascertain the possibilities.

Commissioner DeGroff agreed with previous comments from fellow Commissioners stating his preference for Meijer to “green up” its parking lot.

Commissioner Tenaglia reminded Planning Commissioners the percentage in question is minimal in comparison to a business which is largely impervious. She urged consideration of this request in an effort to not have a national company turn away from our community over such a small increase of impervious surface. She believed the portion of land in question is not currently well maintained and this business would be constructed in an area within the commercial core and totally developed.

Commissioner Jackson requested clarity that the request is for an amendment to Meijer's SUP and not Chick-fil-A's SUP.

Principal Planner Oranchak responded in the affirmative.

Commissioner Jackson voiced confusion as to how not approving this major amendment to Meijer's existing SUP inhibits movement of the Chick-fil-A project.

Commissioner Jackson inquired if Meijer could build the existing parking lot today.

Principal Planner Oranchak replied they could not.

Commissioner Jackson stated Meijer's parking lot is currently out of compliance.

Commissioner Ianni believed the main issue is whether stormwater runoff will negatively impact the neighboring property owners or not. He believed increasing the impervious surface from 72.3% to 75% will not affect the current look of the property in a noticeable way and not create an additional burden on either stormwater drainage or flooding.

Commissioner Deits stated it is not appropriate to allow a property to become more out of compliance with Township standards. He added this process is one of negotiation, and a special use permit request allows the Planning Commission broad authority to decide what is harmonious and appropriate. Commissioner Deits suggested Meijer be allowed an opportunity to come back to the Planning Commission with a suggestion as to how the pervious/impervious ratio could be mitigated.

Commissioner DeGroff spoke to his impression of Chick-fil-A's ideology to build a sense of community where its restaurants are located. He agreed with Commissioner Deits assessment of the situation.

Chair Scott-Craig closed the public hearing at 8:41 P.M.

[Chair Scott-Craig recessed the meeting at 8:42 P.M.]

[Chair Scott-Craig reconvened the meeting at 8:51 P.M.]

8. Unfinished Business

- A. Special Use Permit #15161(Okemos Road LLC), develop an 8-unit townhouse project at 3698 Okemos Road

Commissioner DeGroff moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15161 (Okemos Road LLC) to construct a single multiple-family building consisting of eight townhouse units subject to the following conditions:

1. **Approval is granted in accordance with the site plans prepared by KEBS Inc., dated December 10, 2015, and elevation plans and floor plans prepared by Roger L. Donaldson, AIA P.L.C., Architect dated November 12, 2015, subject to revisions as required.**
2. **Additional stonework shall be added to front façade around and above the garage doors subject to the approval of the Director of Community Planning and Development.**
3. **If feasible, in addition to the required street trees, increase the berm height and/or add a continuous landscape screen along the Okemos Road frontage to buffer living units from noise and other impacts associated with the proximity to Okemos Road.**
4. **Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed of.**
5. **Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.**
6. **The applicant shall provide an easement to the Department of Public Works and Engineering for the portion of the sidewalk that is located on the subject site.**
7. **The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.**
8. **Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
9. **The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office, Ingham County Road Department and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
10. **A copy of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.**

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Project is a good addition to this area of the Township
- Desire for the applicant to address the location of bicycle parking for safety reasons

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Deits, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

- B. Special Use Permit #15131 (Pairolero), request to construct a non-residential use in a residential district (optometry clinic) on two undeveloped platted lots located on the east side of Marsh Road north of Haslett Road

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF

MERIDIAN hereby approves Special Use Permit #15131 subject to the following conditions:

- 1. Approval is based on application materials submitted by Robbie Pairolero; site plans prepared by KEBS, Inc. dated December 15, 2015; and building elevations prepared by M.A.S. Residential House Plan Designers, dated November 15 2015, subject to revisions as required.**
- 2. Approval is subject to receiving all necessary variances from the Zoning Board of Appeals.**
- 3. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.**
- 4. The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall be constructed with masonry products to match the building.**
- 5. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
- 6. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.**
- 7. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
- 8. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioners office, the Ingham County Road Department, and the Township. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.**
- 9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.**
- 10. Any future modifications to the optometry clinic shall require a modification to Special Use Permit #15131.**

Seconded by Commissioner Jackson.

Planning Commission discussion:

- Careful development of this difficult piece of land by a long standing optometrist will add value to the community
- Project is a non-residential use in a residential district
- Extension of professional office activities north on Marsh Road is similar to a previous agreement to extend professional office activities north on Okemos Road which was denied by the Township Board
- Doctor's clinics would be consistent with residential neighborhoods and are neighborhood based businesses

- Eye clinic is a use allowed in a residential district by SUP
- Township pathway will remain across the front of the site
- Applicant will still need several variances from the Zoning Board of Appeals (ZBA)
- Commissioner reminder this development will increase the Township's tax base

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Ianni, Jackson, Tenaglia, Chair Scott-Craig
NAYS: Commissioner Deits
Motion carried 6-1.

- C. Zoning Amendment #15080 (Township Board), proposal to amend Section 86-473 Street Trees
Commissioner Deits moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #15080, to amend Section 86-473 Street Trees of the Code of Ordinances to protect, provide and preserve trees along and near streets within the Township for the purposes of improving air quality, promoting traffic calming, and maintaining natural beauty. Seconded by Commissioner Ianni.

Planning Commission:

- Sensible ordinance with modifications made through Planning Commission discussion

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Ianni, Jackson, Tenaglia, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

9. Other Business

- A. Resolution of appreciation – Tom Deits

Commissioner Jackson moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Tom Deits grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission. Seconded by Commissioner Cordill.

Planning Commission:

- Admiration for Commissioner Deits' insight, perspective and institutional knowledge
- Appreciation for Commissioner Deits' representation of the Planning Commission in many different forums
- A great deal of Commissioner Deits' contributions were policy related

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Ianni, Jackson, Tenaglia, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

11. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Commissioner Deits emphasized Meridian Township is an "edge" community and policy makers need to be reminded of that frequently as new policy is created. He noted information contained

in the 2015 Citizen Survey listed preservation of open space as the number 2 priority. Commissioner Deits' pointed out residents' willingness to expend funds to preserve open space through renewal of the Land Preservation millage during a significant economic downturn. He spoke to the recent New Global Climate Change Treaty Event held in Paris where 200 countries agreed climate change is real, important and must be addressed. Commissioner Deits reported data shows that one-third of global warming is caused by land use decisions, and land development is a choice of whether to exacerbate or improve global climate. He stated individual and local actions are key to preserving this planet's climate and preventing global warming. Commissioner Deits indicated the present state of global warming evolved through several hundred thousand individual, local and corporate decisions. He believed the Planning Commission has an ethical, moral and evidential basis for making land use decisions one of its highest priorities.

A. New Applications

- i. Special Use Permit #16011 (Marriott), request to construct a 67,000 square foot Courtyard by Marriott with 99 room on Jolly Oak Road east of Staybridge Suites.

B. Update of Ongoing Projects

- i. Site Plans Received
- ii. Site Plans Approved

11. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, offered a rendering of the tree calipers located on the property upon which Chick-fil-A wants to build. He stated one of the top priorities during the year-long charrette process for the Michigan Avenue/Grand River corridor was the treescape, voicing his preference for the mature trees to remain. Mr. Provencher inquired as to what percentage of the 55 available parking spaces within the Chick-fil-A project are taken up by employees and suggested a possible agreement with Meijer for the location of employee parking.

Chair Scott-Craig closed public remarks.

12. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:29 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

Gail Oranchak

From: Fraker, Pam <fraker@cns.msu.edu>
Sent: Saturday, December 05, 2015 11:53 AM
To: Gail Oranchak
Subject: Just plain embarrassing !!

We sue a family who has owned Pygmy goats,welcome with fan fare Chick fil A a well known discriminator and are actually thinking of giving a 4.5 million deduction to Campus Village with the biggest yawn of a plan that we've seen in awhile. I'm extremely disappointed in this communities priorities and values. We look mindless.

Sent from my iPad
Pam Fraker
University Distinguished Professor
National Academy of Sciences
Dept of Biochemistry
Building 603
Michigan State University
E. Lansing ,Mi 48824
Phone 517-353-3513

Gail Oranchak

From: Mark Kieselbach
Sent: Tuesday, December 08, 2015 8:12 AM
To: Gail Oranchak
Subject: FW: Chick-fil-A

From: Tz4ggm@aol.com [mailto:Tz4ggm@aol.com]
Sent: Tuesday, December 08, 2015 8:08 AM
To: walsh@meridian.mi.us
Cc: Mark Kieselbach
Subject: Chick-fil-A

Dear Mr. Walsh:

You were quoted in the Towne Courier Dec. 6 that you had heard from "a number" of residents who were excited about the possibility of Chick-fil-A becoming our "newest neighbor" on Grand River Avenue and that you looked forward to rolling out the red carpet for them.

I don't know what the number of residents you heard from is, but I want to let you know that I am not one of them. Filling in an open wetland and replacing it with a fast-food chicken store owned by someone who does not really seem all that neighborly, at least not to everyone, does not excite me. This is not the first fast food chicken on Grand River. The last one, Boston Chicken, just up the road, went out of business and sat empty for a number of years.

You and the Township should place more value on what little open land remains along Grand River rather than fill up every frontage foot with some commercial enterprise. How much more congested do you really want that stretch of road to be?

Just because the wetland is not, according to Mr. Kieselbach, subject to regulation does not mean that it has to be destroyed. After all, that wetland collects and filters storm-runoff from the needlessly large Meijer parking lot. Replacing it with more impermeable surface means more likelihood of flooding.

Very truly yours,

James R. Hewitt
2728 Del Mar Dr.
Okemos

Gail Oranchak

From: Hannah <tiggerhjb@yahoo.com>
Sent: Monday, December 28, 2015 9:22 AM
To: Gail Oranchak
Subject: Chick-fil-A permits

Dear Planners and Commissioners,

Our family loves living in Meridian Township and we're so excited to see that Chick-fil-A is hoping to move in! I'm a busy mother of four and the drive thru feature is especially interesting to me. Thank you for approving these permits and bringing Chick-fil-A to Meridian!! We can't wait!

Hannah Henning

Sent from my iPhone

Gail Oranchak

From: Sandy Otto
Sent: Monday, January 04, 2016 10:26 AM
To: Gail Oranchak
Subject: FW: New construction in floodplain/wetland

From: Mary Ann Martin [mailto:mamar2k@yahoo.com]
Sent: Thursday, December 31, 2015 12:06 PM
To: Board <Board@meridian.mi.us>
Subject: New construction in floodplain/wetland

Dear Board Members;

I read with dismay that yet another or our few remaining green spaces along the Grand River corridor may be destroyed. As stated recently in the Harvard Business review: "Just because you can doesn't mean you should".

The proposal for Chick-fil-A to build a restaurant in the small wetland in front of Meijer may be legal as the plot of land is too small to be protected by law. The fact that this is a terrible idea on several fronts needs to be considered. This street is already packed with fast food joints. Our once lovely township is now a place with few quality restaurants where a family can enjoy a real meal. Fast food may be tasty but it is not a real meal. Do we want/need this at all?

If there must be yet another of these trashy places why allow it in an area that already has drainage problems? The corner of Grand River and Okemos Road is often closed or just plain dangerous during the heavy rains that seem to be occurring more frequently. Adding more cement and blacktop and removing wetland is a foolish move.

Should it be determined that this business deserves a place among the existing throng of similar places why not save the wetland and the valuable water retention properties it offers? The "restaurant" could be placed farther to the south on the land already blacktopped as Meijer parking lot. This lot is never so full that the far north third is used for parking. Being off the street a ways would be better for a drive-through pick up window as it would cause a little less disruption of the Grand River traffic flow.

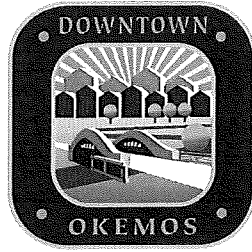
Please consider saving this area and the bit of pleasant green with all the benefits it offers.

Sincerely yours,

Mary Ann Martin

Meridian Township

Jim Raynak Chair
Sherry Fisher Vice-Chair
Jim Spanos Treasurer
Elizabeth LeGoff Supervisor



Bill Cawood Member
Renee Korrey Member
Daniel Kreft Member
Scott Weaver Member

DOWNTOWN DEVELOPMENT AUTHORITY

January 7, 2016

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


RE: Chick-Fil-A special use permit

Dear Planning Commission Members,

The Meridian Township Downtown Development Authority (DDA) Board supports the request by Chick-Fil-A for special use permit approval to construct a new restaurant on Grand River Avenue near Meijer. The proposed project is consistent with the DDA's mission statement to make downtown Okemos a desirable place to shop and do business. A new Chick-Fil-A restaurant will be a welcome addition to the downtown area.

If you have any questions please feel free to contact me.

Sincerely,


James Raynak
Chairperson

"The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks."

**Special Use Permit #16011
(PHG Land Development, LLC)
January 8, 2016**

APPLICANT: PHG Land Development, LLC
520 N. Main Street
Cheboygan, MI 49721

STATUS OF APPLICANT: Owner

REQUEST: Special use permit for a hotel use and size of building

CURRENT ZONING: C-2 (Commercial)

LOCATION: Jolly Oak Road (south side) at Meridian Crossing Drive

AREA OF SUBJECT SITE: 2.78 acres

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** North: Office building
South: Commercial (Meridian Crossing shopping center)
East: Commercial (Meridian Crossing shopping center)
West: Hotel (Staybridge Suites)

CURRENT ZONING IN AREA: North: PO (Professional and Office)
South: C-2 (Commercial)
East: C-2 (Commercial)
West: C-2 (Commercial)

**FUTURE LAND USE
DESIGNATION:** Commercial

FUTURE LAND USE MAP: North: Office
South: Commercial
East: Commercial
West: Commercial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: January 8, 2016

RE: Special Use Permit #16011 (PHG Land Development, LLC), request to construct a 4-story hotel and the structure is greater than 25,000 square feet in gross floor area

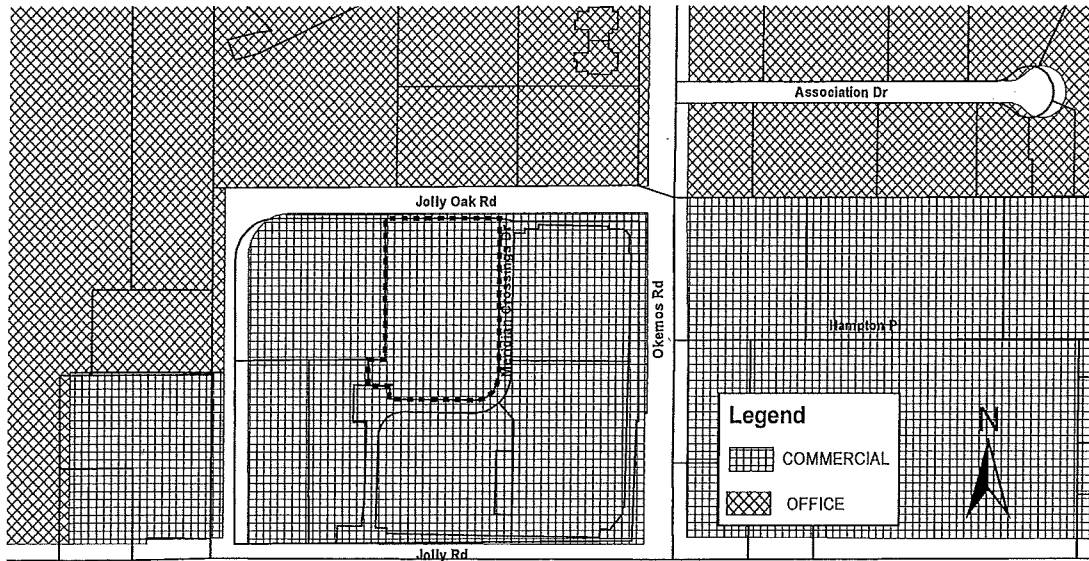
PHG Land Development, LLC has requested a special use permit to construct a 99-room, approximate 67,000 square foot hotel on the south side of Jolly Oak Road, west of Meridian Crossing Drive, in the Meridian Crossing shopping center (Unit 5 in the Meridian Crossing Condominium). Access to the site is provided from Jolly Oak Road and Meridian Crossing Drive. The 4-story Courtyard Marriott includes meeting areas, dining and reception lounges, indoor swimming pool, and hotel rooms. The approximate 2.78 site is zoned C-2 and is located in Section 33 of the Township.

A hotel is a permitted use in C-2 by special use permit under Section 86-404(e)(14). A special use permit is also required for any building or group of building totaling more than 25,000 square feet in gross floor area and located on a lot, per Section 86-404(e)(9). The Planning Commission will decide the special use permit to allow for the construction of a hotel and will make a recommendation to the Township Board regarding the special use permit for a structure greater than 25,000 square feet in gross floor area.

Master Plan

The 2005 Master Plan designates the subject property in the Commercial category.

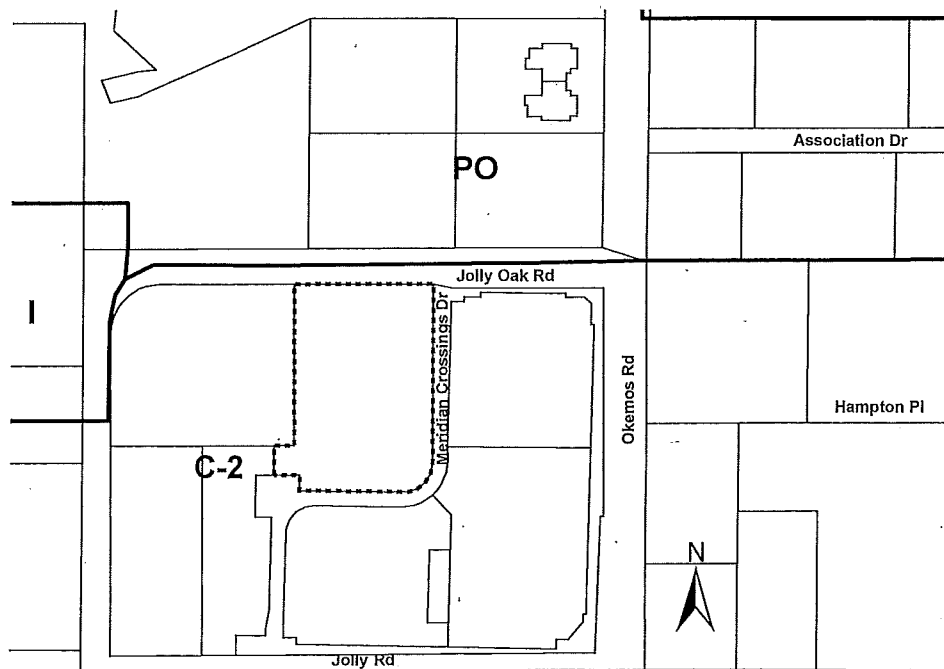
FUTURE LAND USE MAP



Zoning

The subject site is zoned C-2 (Commercial). Lot area is approximately 2.78 acres (121,097 square feet). Lot width measures approximately 283 feet along Jolly Oak Road, approximately 361 feet along Meridian Crossing Drive (private, north-south portion), and approximately 300 feet along Meridian Crossing drive (private, east-west portion). The C-2 district requirements for minimum lot width and lot area are 100 feet and 4,000 square feet respectively.

ZONING MAP



Physical Features

The site is undeveloped and primarily grass covered. The land slopes from the northwest to south from a high elevation of approximately 889 feet above mean sea level in the northwest portion of the site to a low of approximately 880 feet above mean sea level at the south. Floodplain and wetlands are not located on the site. The site has not been given any special designation on the Township's Greenspace Plan.

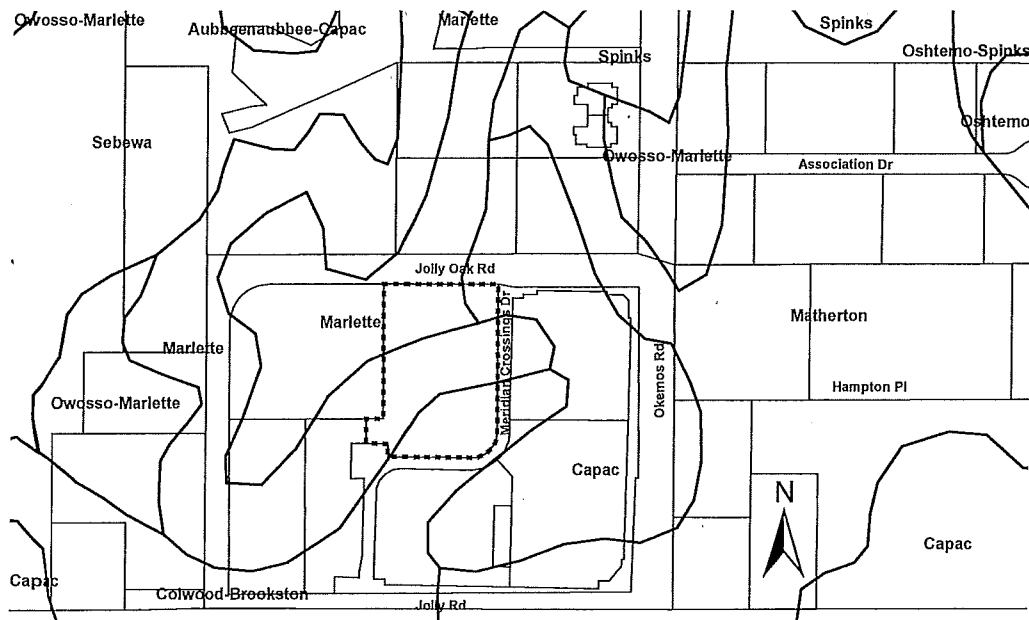
Soils

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
CaA (Capac)	Wetness
Co (Colwood-Brookston)	Ponding
Mab/MaC (Marlette)	Slope

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Streets and Traffic

The site has frontage on Jolly Oak Road (east-west portion) and Meridian Crossing Drive, which is a private street. Jolly Oak Road is a two-lane paved road with curb and gutter. The road is under the jurisdiction of the Ingham County Road Department (ICRD) and the posted speed limit is 35 miles per hour. Jolly Oak Road is designated as a local street on the Street Setbacks and Service Drives Map, Section 86-367 of the zoning ordinance. An Ingham County Road Department (ICRD) traffic count from 2008 for Jolly Oak Road showed average weekday vehicle trips for both directions totaled 3,187 with the a.m. peak hour between 11:00 a.m. and 12 noon and the p.m. peak hour between 1:00 p.m. and 2:00 p.m.

Meridian Crossing Drive is a two-lane paved private street located approximately in the center of Meridian Crossing Shopping center. The private street is a general common element for the Meridian Crossing Condominium. The street intersects Jolly Oak Road on the north and Jolly Road on the south. Traffic counts are not taken on private streets and the speed limit is not posted.

Two proposed driveways provide access to the subject site. The first driveway is on the east side of the site which connects to Meridian Crossing Drive. The second driveway, on the west property line, connects to the existing parking lot of Staybridge Suites (3553 Meridian Crossing Drive), which then outlets onto Jolly Oak Road.

The applicant's consultant, Traffic Engineering Associates, Inc. (TEA), has provided a Traffic Assessment for the proposed project using Hotel (Code 310) as the land use type from the ITE Trip Generation Manual, 9th Edition. The level of service (LOS) was assessed at three locations: Staybridge Suites and Jolly Oak Drive; Meridian Crossing Drive and Jolly Oak Road; and the Courtyard Marriott east approach and Meridian Crossing Drive. Site distance issues were also reviewed at the two proposed driveways.

Based on the traffic study the proposed hotel will generate 53 vehicle trips in the A.M. peak hour (7:30-8:30 A.M.), 59 vehicle-trips in the P.M. peak hour (4:45-5:45 P.M.), with a weekday total volume of 513 trips.

The applicant's traffic consultant offered the following conclusions and recommendations:

- There are no anticipated traffic issues with additional traffic associated with the proposed hotel to the existing public or private streets.
- The sight distance at the site meets the Ingham County Road Department's requirements.
- All future turning movements at the studied intersections are expected to operate at a good level of service (LOS A or B) during the A.M. and P.M. peak hours.

The TEA Traffic Assessment was forwarded to the Township's traffic consultant who concurred with their findings. The ICRD also reviewed the Traffic Assessment and had no concerns. The nearest CATA bus stops associated with the #23 Okemos route are located approximately one-quarter mile east of the site near the intersection of Jolly Road and Okemos Road. Termination points are Meridian Mall and Michigan State University.

Utilities

Public water and sanitary sewer services are available to serve the site. The site is located within the Smith Drain Drainage District and stormwater management plans for the site is under the jurisdiction of the Ingham County Drain Commissioner's office. The final design will be reviewed during site plan review.

Staff Analysis

The applicant is requesting a special use permit to construct a hotel and to construct a building greater than 25,000 square feet in area. A hotel in the C-2 zoning district must receive special use permit approval from the Planning Commission. A special use permit is evaluated using the nine general special use permit criteria listed in Section 86-126 of the Code of Ordinances. Specific standards for hotels found in Section 86-404(e)(14) are as follows:

- Access must be provided from a street designated as a minor or principal arterial in Section 86-376 of the Code of Ordinances or by means of a street designated for the purpose of serving a commercial development.
- Ancillary guest services such as meeting rooms and fitness facilities are allowed.
- The rooms may not be occupied as a residence.
- Buildings shall be setback a minimum 150 feet from any residential zoning district.
- The parcel must be a minimum 2.5 acres.

The proposed 4-story hotel has 99 bedrooms with a mix of rooms offering two queen size beds or one king size bed. Hotel amenities include an indoor swimming pool, screened courtyard with outdoor patios, fitness room, multiple lounge areas, and a meeting room for guests. All food is pre-packaged and on-site food preparation is not proposed. Per the applicant, the common areas will not be rented out for conferences or meetings. The hotel is open seven days a week, 24 hours a day. Staffing of the hotel includes 10 employees for the first shift; 4 employees for the second shift; and 2 employees for the third shift.

The hotel building is situated in the center of the site with parking areas provided on all four sides of the building. The main entrance to the hotel is on the east side of the building, which faces Meridian Crossing Road. A drop-off lane and canopy are provided at the main entrance. A screened courtyard (with 5-foot high privacy wall) with patio areas and fire pit are shown on the west side of the building. Access to the courtyard is provided from inside the hotel on the first floor for guests to use.

A loading zone is provided east of the main entrance (10 feet in width by 40 feet in length). Per the parking standards, one parking space is required per sleeping unit, which equates to 99 parking spaces for this site. The plan indicates 99 parking spaces are proposed.

Bicycle parking is required at a rate of 1 bicycle parking space per 10 motor vehicle parking spaces. Five bicycle racks (or 10 bicycle parking spaces) are required and six bicycle racks are provided on the east side of the building. A dumpster enclosure is proposed on the west side of the site, south of the courtyard.

A 5-foot wide sidewalk exists along the frontage of Jolly Oak Road. A new 5-foot wide sidewalk is proposed along Meridian Crossing Drive, which connects to the existing sidewalk on the south side of the site. Internal sidewalks are provided and connect to the existing fountain, located southeast of the hotel site. The maximum allowed impervious coverage is 70% and the proposed impervious surface area is 69.92%.

The building materials include a mix of brick, cast stone, and EIFS on all four sides of the building. Brick covers approximately 48% of the building. The building has a flat roof and is 55 feet in height as measured to the top of the parapet walls, which are present on the east and west elevation. The majority of the building is approximately 46 feet in height.

The required front yard setback for the building is 25 feet from the street right-of-way on Jolly Oak Road. The side and rear yard setback is 15 feet. Buildings are allowed to exceed the maximum height of 35 feet if all the required yard setbacks are increased an additional foot for every foot the building exceeds 35 feet. Using the building height of 55 feet, the front setback increases to 45 feet along the frontage of Jolly Oak Road. The proposed setback is 115.5 feet. The side and rear yard setback increases to 35 feet on the east, west, and south. The plan exceeds the setbacks for the side and rear yards.

A landscape plan has been provided. A more detailed review will occur during site plan review. Landscaping requirements are outlined in Section 86-473 and Section 86-758 of the code of Ordinances. Site lighting must comply with the Township's Lighting Ordinance, Chapter 38-171, of the Code of Ordinances. Site lighting will be evaluated during site plan review.

Comments from the Township's Development Review Committee have been incorporated into this memorandum.

The Planning Commission should take into consideration issues related to the hotel use, including hours of operation, number of employees, lighting, and noise. The Planning Commission may place appropriate conditions on an approval to address these topics.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit for the use; and recommend approval, approval with conditions or denial of the special use permit for building size to the Township Board. Resolutions will be provided for a future meeting.

Attachments-to be revised

1. Special Use Permit Application and Attachments
2. Special Use Permit Standards (Section 86-126)
3. Site Plans dated November 9, 2015
4. Floor Plans and Building Elevations

**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, RCG, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant PHG Land Development LLC
 Address of Applicant 520 N Main St Cheboygan MI 49721
 Telephone - Work 513-524-9500 Home _____ Fax 513-523-9415 Email dave@hoteldvelop
 Interest in property (circle one): Owner Tenant Option Other ment.net
 (Please attach a list of all persons with an ownership interest in the property.)

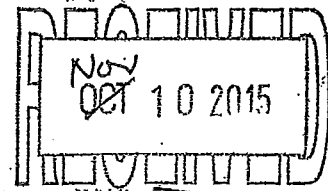
B. Site address / location / parcel number UNIT 5 OF MERIDIAN CROSSINGS CONDO
 Legal description (please attach if necessary) SEE PLANS
 Current zoning C-2 33-378-005
 Use for which permit is requested / project name BLDG. > 25,000 sq ft
 Corresponding ordinance number 86-658

C. Developer (if different than applicant) Hotel Development Services, LLC
 Address: 125 W Spring St Oxford Ohio 45056
 Telephone - Work 513-524-9500 Home _____ Fax 513-523-9415

D. Architect, Engineer, Planner or Surveyor responsible for design of project if different from applicant:
 Name Kebs, Inc - JEFF KEYS
 Address 2116 HASLETT RD HASLETT MI 48840
 Telephone - Work (517) 339-1014 Home _____ Fax (517) 339-8047

E. Acreage of all parcels in the project. Gross 2.78 Net 2.78

F. Explain the project and development phases:



G. Total number of:
 Existing structures bedrooms offices parking spaces carports
 garages Proposed structures 1 bedrooms 99 offices parking spaces 99 carports
 garages

H. Square footage: existing buildings proposed buildings 79,000
 Usable Floor area: existing buildings proposed buildings

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 24 hrs 5 employees max shift

J. Existing Recreation: Type P.A. Acreage
 Proposed Recreation: Type COURT YARD Acreage

Existing Open Space: Type V. Habitat Acreage _____
 Proposed Open Space: Type MAX 75% Impervious Acreage _____
Allowed

K. IF Multiple Housing: N/A
 Total acres of property _____
 Acres in floodplain _____ Percent of total _____
 Acres in wetland (not in floodplain) _____ Percent of total _____
 Total dwelling units _____

Dwelling unit mix:

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

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

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

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

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts RD, RC, RCC, RN, and CV and Group Housing Residential Developments the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district RP requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste fallings, 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.

S.

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 comprehensive development 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 long-term 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

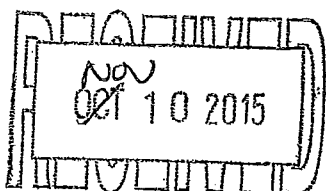
[Signature]
Signature of Applicant

11/3/15
Date

DAVID C. WESPISER
Type/Print Name

Fee: _____
\$ 500.00

Received by/Date: Martina Ngath 11/10/15



November 2, 2015.

RE: Unit 5, Meridian Crossing Condominium Proposed Hotel

The project is a proposed 99 room hotel located on Unit 5 of the Meridian Crossing Condominium which has frontage on Jolly Oak Road to the north and the Private Meridian Crossing Drive to the east and south.

1, 2: The project is an allowed use in the C-2 zoning district and requires an SUP due to being over 25,000 sf in size. Therefore the project is consistent with the purpose of this chapter and land use policies.

3: The project will be harmonious and appropriate in appearance with the existing character of the general vicinity and will not change the character of the area. There is an existing Staybridge Hotel to the west, existing commercial development to the east and south.

4: The project will not adversely affect neighboring uses.

5: The project will not be detrimental to the economic welfare of surrounding properties or the community. The project will fill a need for the surrounding area.

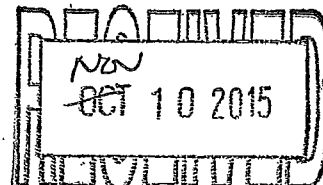
6: There are adequate public facilities serving the site. Access to the site is from indirect entrances from the Existing Staybridge site and private Meridian Crossing Drive. There will be no new drives installed to the public road system.

7: There are adequate utilities serving the site including sanitary sewer, water, storm sewer and private utilities.

8: The project will not involve any conditions that would be detrimental to any person, property or general welfare of the community.

9: This is a re-development site which has been developed for a future commercial use. The project will not have an adverse impact on any natural resources.

Prepared By: Jeffrey W. Kyes, P.E.
K&S, Inc.





KEBS, INC

Engineering • Surveying

November 10, 2015

Mr. Tavis Millerov
Meridian Township Fire Department ("MTFD")
5151 Marsh Road
Okemos, MI 48864

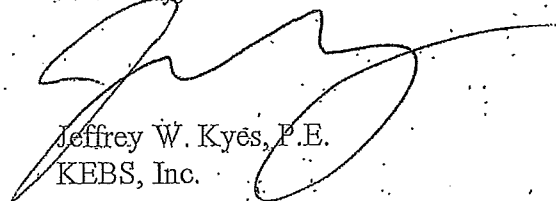
Re: Marriott Courtyard, Meridian Crossing

Dear Mr. Millerov,

We have prepared SUP Plans for the proposed Marriott Courtyard Hotel, for submittal to Meridian Township. One of the Township requirements for the SUP is that we submit to the MTFD for written comments. Please find enclosed 1 copy of the proposed site plan for the Marriott Courtyard for your preliminary review and comment. Your written comment back to Meridian Township would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014.

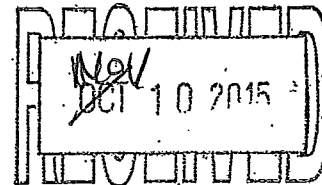
Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.

Enclosures: 1 Site plans

Cc: Mark Kieselbach





KEBS, INC

Engineering • Surveying

November 10, 2015

Mr. Bob Peterson, P.E.
Ingham County Road Department (ICRD)
301 Bush Street
P.O. Box 38
Mason, Michigan 48854-0038

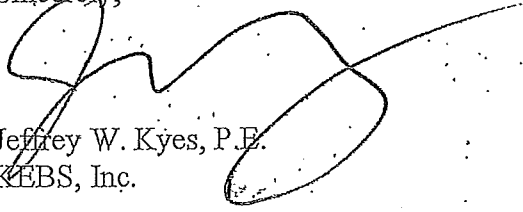
Re: Marriott Courtyard, Meridian Crossing

Dear Mr. Peterson:

We have prepared SUP Plans for the proposed Marriott Courtyard Hotel, for submittal to Meridian Township. One of the Township requirements for the SUP is that we submit to the ICRD for written comments. Please find enclosed 1 copy of the proposed site plan for the Marriott Courtyard for your preliminary review and comment. Your written comment back to Meridian Township would be greatly appreciated.

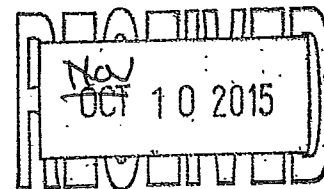
If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014.

Sincerely,


Jeffrey W. Kyes, P.E.
KEBS, Inc.

Enclosures: 1 Plan set

Cc: Mark Kieselbach





KEBS, INC

Engineering • Surveying

November 10, 2015

Mr. David Love
Ingham County Drain Commission ("ICDC")
P.O. Box 220
Mason, Michigan 48854-0220

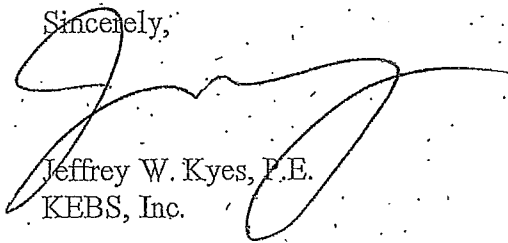
Re: Marriott Courtyard, Meridian Crossing

Dear Mr. Love:

We have prepared SUP Plans for the proposed Marriott Courtyard Hotel, for submittal to Meridian Township. One of the Township requirements for the SUP is that we submit to the ICDC for written comments. Please find enclosed 1 copy of the proposed site plan for the Marriott Courtyard for your preliminary review and comment. Your written comment back to Meridian Township would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014.

Sincerely,



Jeffrey W. Kyes, P.E.
KEBS, Inc.

Enclosures: 1 Plan set

Cc: Mark Kieselbach








RECEIVED
Nov
OCT 10 2015

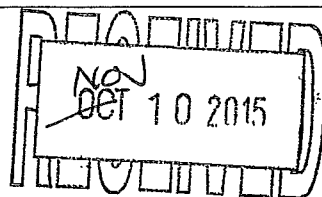


Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C22A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C22A44	Architectural Class I (.7 mils minimum)

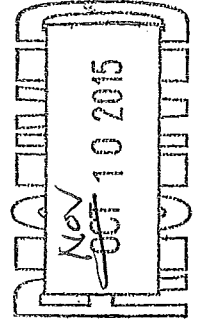
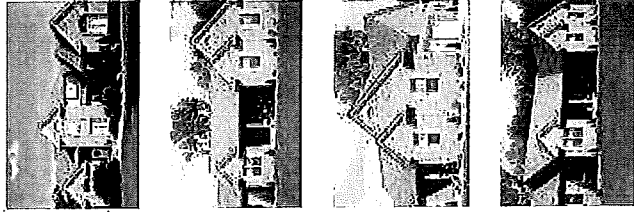
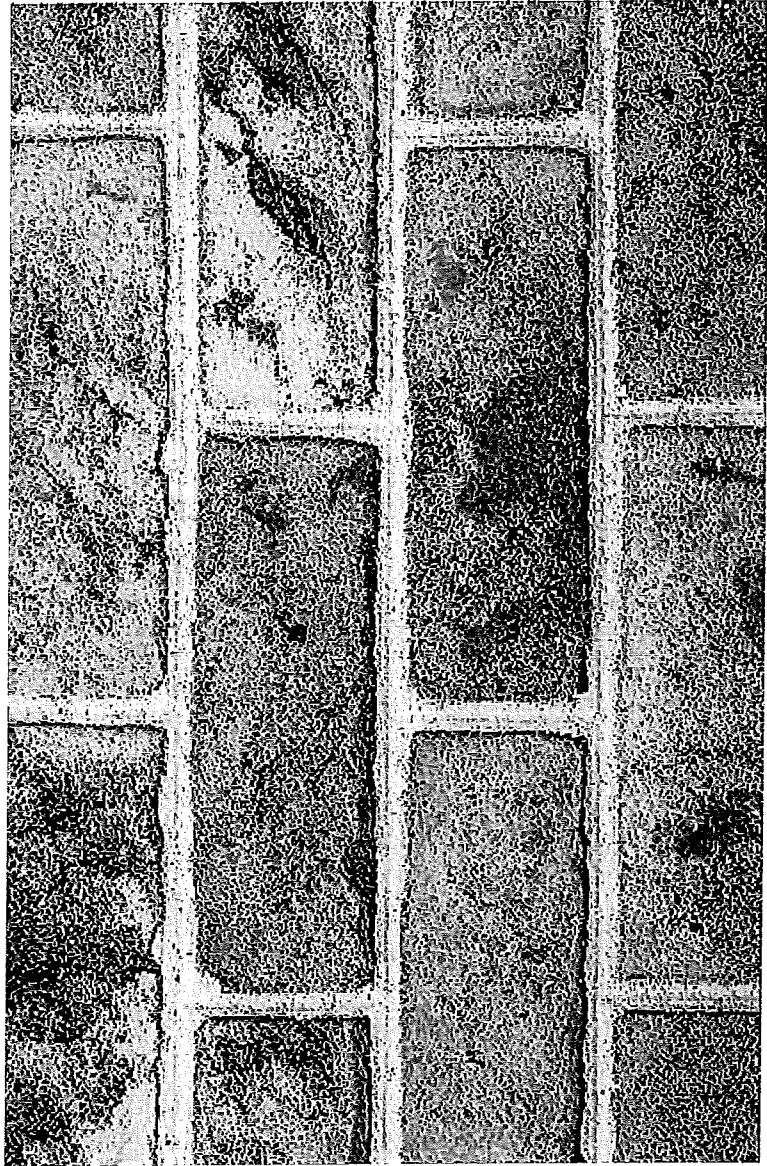


Tan Bricks: Alamo Blend

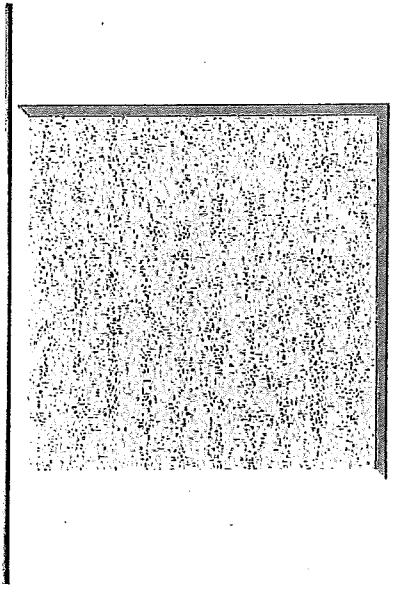
SPL ID: 00000690



STANDARDS (Meets grade SW for alt)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
FACE BRICK C216 THIN BRICK C1088	FBA TBA	Handmade Appearance	11,776 psi	3.76	9.1	
Cleaning Recommendation	Belden Brick recommends using Sure Klean Vana Tro® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.					



SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
2-5/8" Jumbo Standard	3 5/8" / 92mm	2 5/8" / 67mm	8" / 203mm	3/4" / 19mm	X	5.5
Modular	3 5/8" / 92mm	2 1/4" / 57mm	7 5/8" / 194mm	3/4" / 19mm	X	6.86

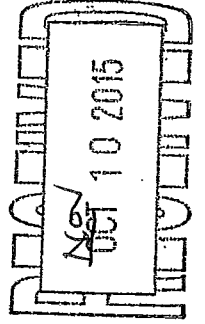
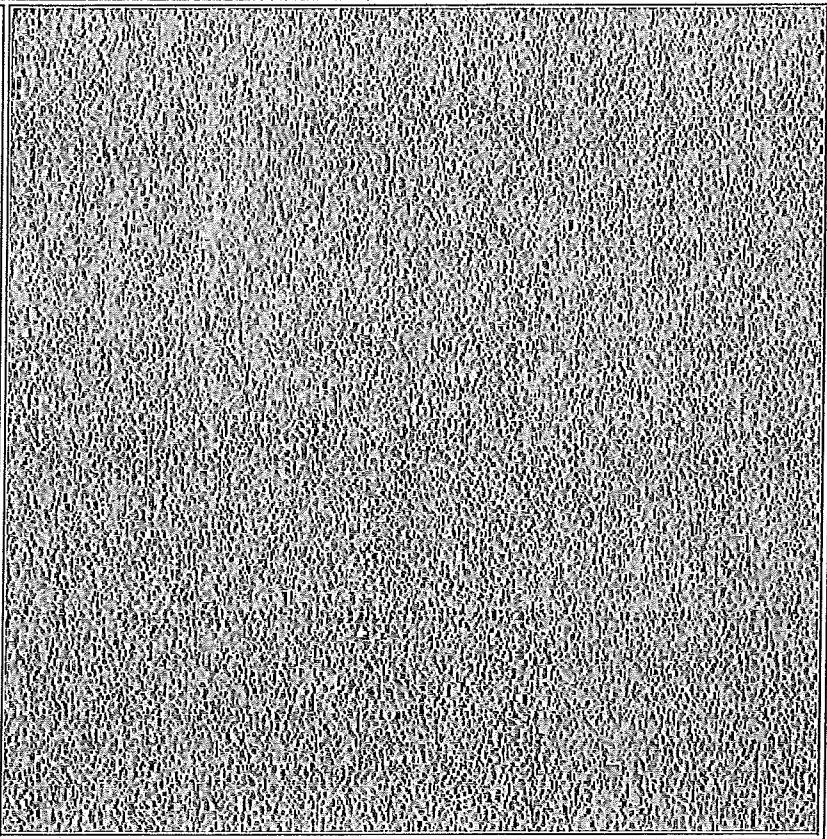


Mesquite (dry cast)

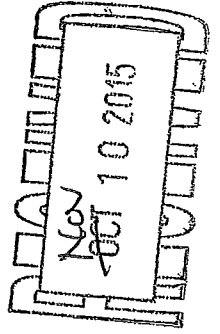
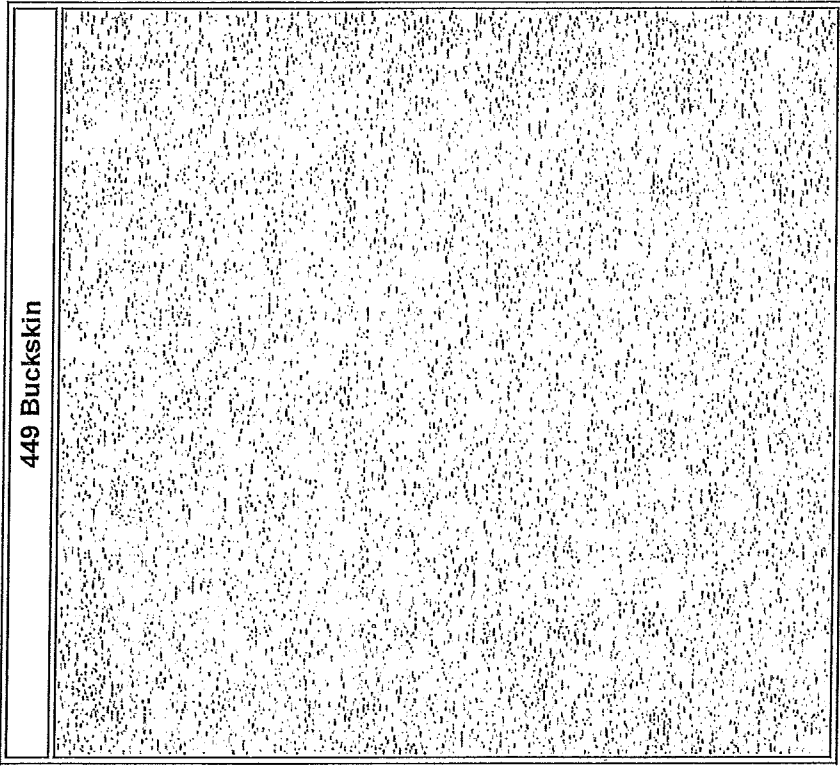
Ventura Cast Stone, Inc Colors

Nov
JUL 10 2015

448 Bavarian Wood



449 Buckskin



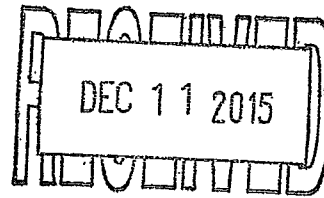


TRAFFIC ASSESSMENT

For the Proposed Marriott Courtyard Hotel

Meridian Charter Township, Ingham County, MI

December, 2015



Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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PROJECT DESCRIPTION

The purpose of this study is to determine the driveway impact for the proposed Marriott Courtyard Hotel development in Meridian Charter Township, Ingham County, Michigan. The proposed Marriott Courtyard Hotel development will be located on the south side of Jolly Oak Road, between Meridian Crossing Drive (private) and the existing Staybridge Hotel in Meridian Charter Township. The proposed Marriott Courtyard Hotel will consist of a four (4) story building with 99 rooms. The property is currently zoned C-2, Commercial District.

SCOPE OF WORK

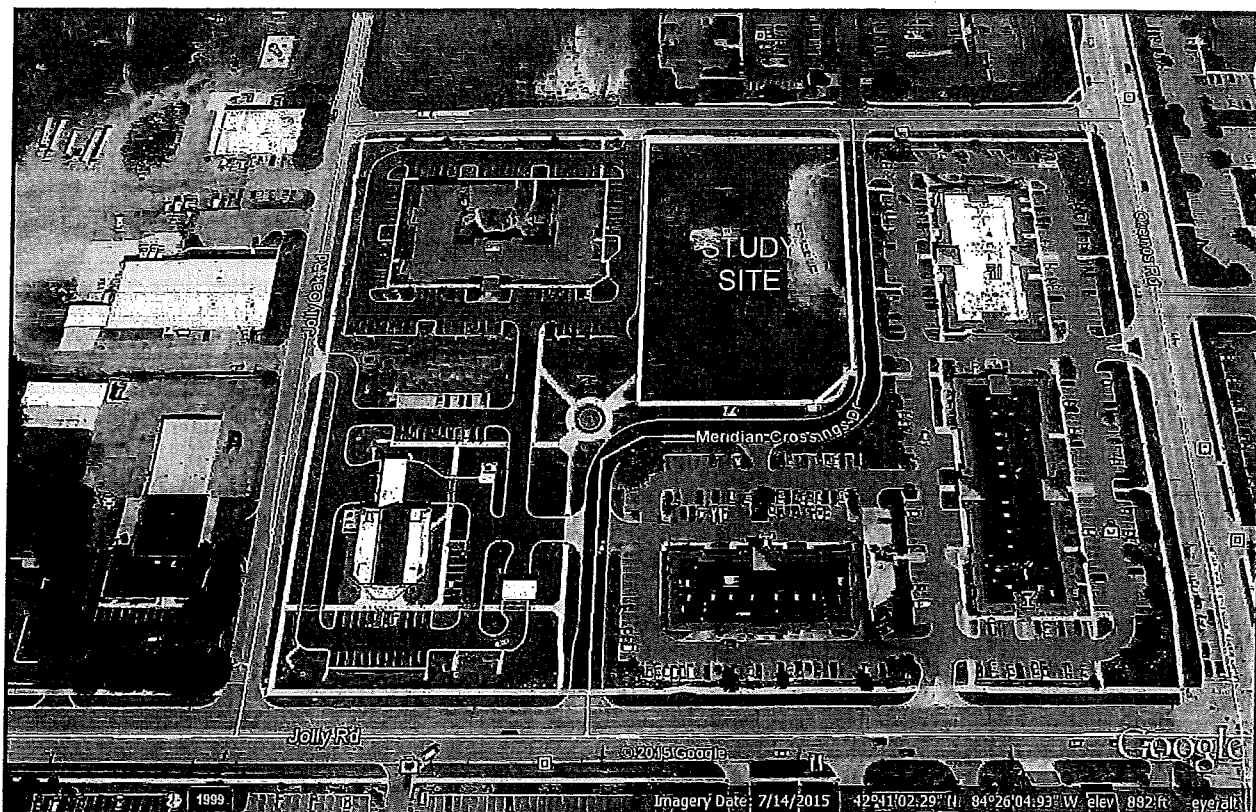
The Township is requesting a traffic assessment that will estimate future trips to the site, and an evaluation of the level of service (LOS) at the driveways. There are two (2) proposed driveways, the first is on the east side of the site connecting to Meridian Crossing Drive, and the second is on the west side of the site connecting to the existing Staybridge Hotel driveway. This traffic assessment will provide a level of service (LOS) at three (3) locations: Staybridge Hotel driveway and Jolly Oak Road, Meridian Crossing Drive and Jolly Oak Road, and the Marriott Courtyard Hotel east approach and Meridian Crossing Drive.

The traffic analysis is limited to the following items:

- Projection and distribution of future traffic volumes to be generated by the proposed Marriott Courtyard Hotel development.
- Conduct capacity analysis for future conditions for the proposed development with emphasis on determining the future Level of Service (LOS) at the proposed driveway and intersections.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.





Aerial Photo



EXISTING CONDITIONS

Jolly Oak Road is a two-lane paved roadway with concrete curb and gutter. There is a concrete sidewalk along the south side of Jolly Oak Road, and also along the north side of Jolly Oak Road from Okemos Road to the west property line of the proposed site. Jolly Oak Road is under the jurisdiction of the Ingham County Department of Roads. The posted speed limit is 35 MPH.

Meridian Crossing Drive is a two-lane paved roadway with concrete curb and gutter. There is a concrete sidewalk along the south side of the proposed site. Meridian Crossing Drive is a private roadway with no posted speed limit.

LAND USE

The project site is vacant. Surrounding land uses include offices to the north; to the immediate east are retail businesses; to the west is the Staybridge Suites Hotel. Just south of the proposed rezoning site, between Jolly Oak Road and Jolly Road, is the Meridian Crossing retail center.

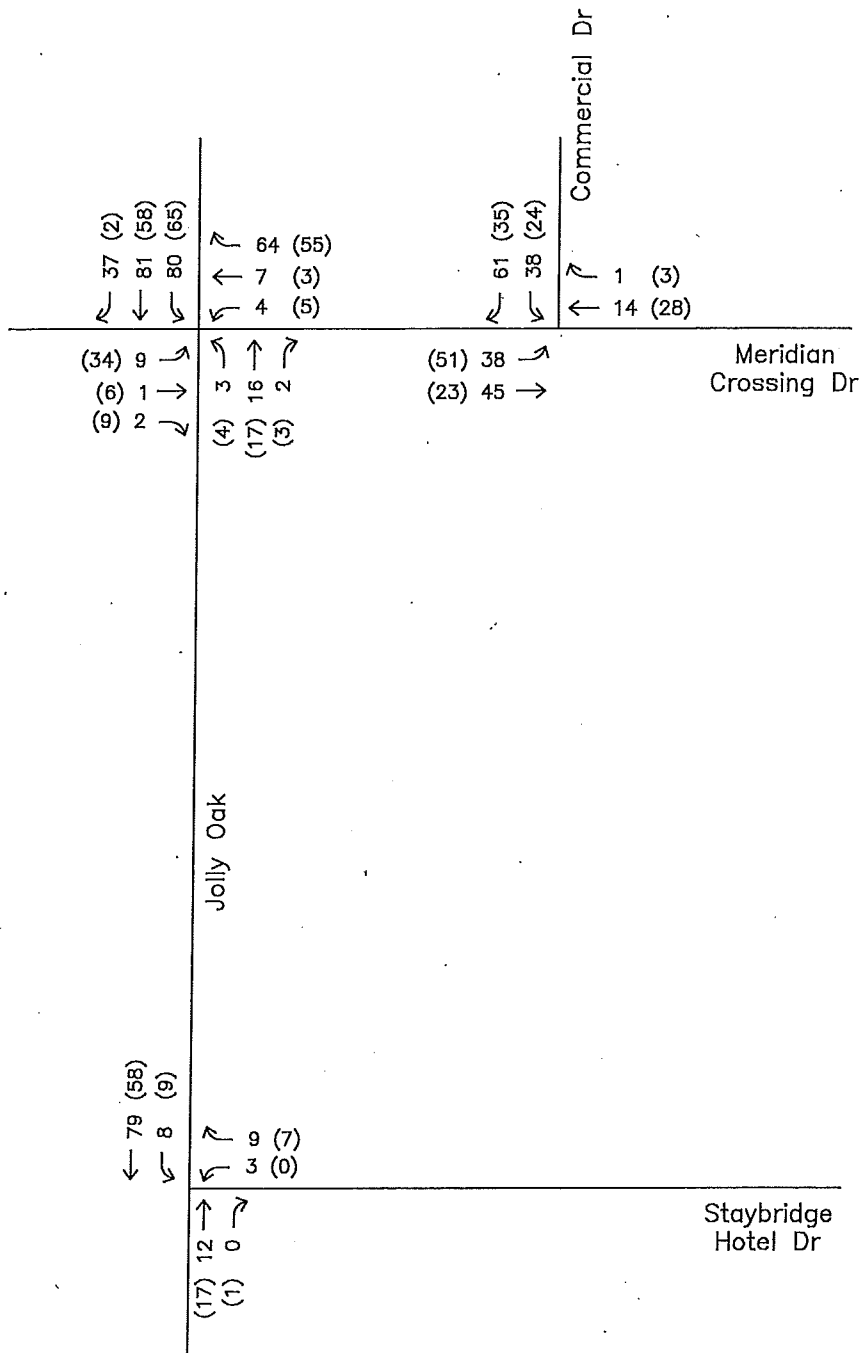
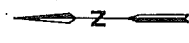
EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted midweek vehicle turning movement surveys during the morning and afternoon peak periods in December, 2015, at the following locations:

- Jolly Oak Road and Meridian Crossing Drive
- Jolly Oak Road and Staybridge Hotel Drive
- Meridian Crossing Drive and existing Staybridge Hotel driveway

The AM and PM peak hours of existing traffic is 7:30-8:30 AM and 4:45-5:45 PM respectively. The existing weekday AM and PM peak hour traffic volumes are shown in **Figure 1**.





TRAFFIC ENGINEERING ASSOCIATES, INC.
 PO Box 100
 Saranac, MI 49881
 PHONE: (517) 527-6028
 FAX: (517) 627-6040

LEGEND
 XXX AM Pk Hr (7:30-8:30 AM) Volumes
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 1: Existing Traffic - Peak Hours

DATE: December, 2015

SCALE: NTS

LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the "Level of Service" of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from "A" to "F," with "A" being the highest LOS and "F" representing the lowest LOS. Level of service "D" is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service "A" through "F" for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro 8 software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time; stopped delay, and final acceleration delay.

The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**. All existing turning movements at the studied intersections operate at a good level of service (LOS B or better) during the AM and PM peak hours.



Table 1
Level of Service (LOS) Summary
Existing AM and PM Peak Hour Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Oak Road and Meridian Crossing Drive	EB Left-Thru-Right	7.5	A	7.4	A
	WB Left-Thru-Right	7.4	A	7.4	A
	NB Left-Thru-Right	9.3	A	9.0	A
	SB Left-Thru-Right	12.0	B	11.8	A
	Intersection	4.9	A	6.4	A
Jolly Oak Road and Staybridge Hotel Drive	EB Left-Thru-Right	0.0	A	0.0	A
	WB Left-Thru-Right	7.3	A	7.3	A
	NB Left-Thru-Right	8.8	A	8.4	A
	Intersection	1.6	A	1.6	A
Meridian Crossing Drive and Commercial Driveway	WB Left-Thru-Right	9.2	A	9.2	A
	NB Left-Thru-Right	0.0	A	0.0	A
	SB Left-Thru-Right	7.3	A	7.3	A
	Intersection	6.0	A	4.2	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



TRAFFIC GENERATION

The trip generation rates for the proposed Marriott Courtyard Hotel development were derived from the ITE TRIP GENERATION MANUAL (9th edition). Hotel (ITE Code 310) was selected to represent the proposed development. The ITE description of Hotel is as follows:

Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

It is projected that the proposed Marriott Courtyard Hotel development will generate 53 vehicle-trips in the AM peak hour, 59 vehicle-trips in the PM peak hour with a weekday total volume of 513 trips. The projected traffic to be generated by the proposed development is summarized in **Table 2**.



Table 2

**Vehicle Trip Generation Summary
Proposed Boomer Group All-Suites Hotel**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	Total
Hotel; Code 310	99 Rooms	31	22	53	30	29	59	513
Total Trips		31	22	53	30	29	59	513



SITE TRAFFIC DISTRIBUTION

Traffic distribution was based on existing traffic patterns at the intersection of Jolly Oak Road and Meridian Crossing Drive. The proposed new site traffic was distributed based on the following percentages.

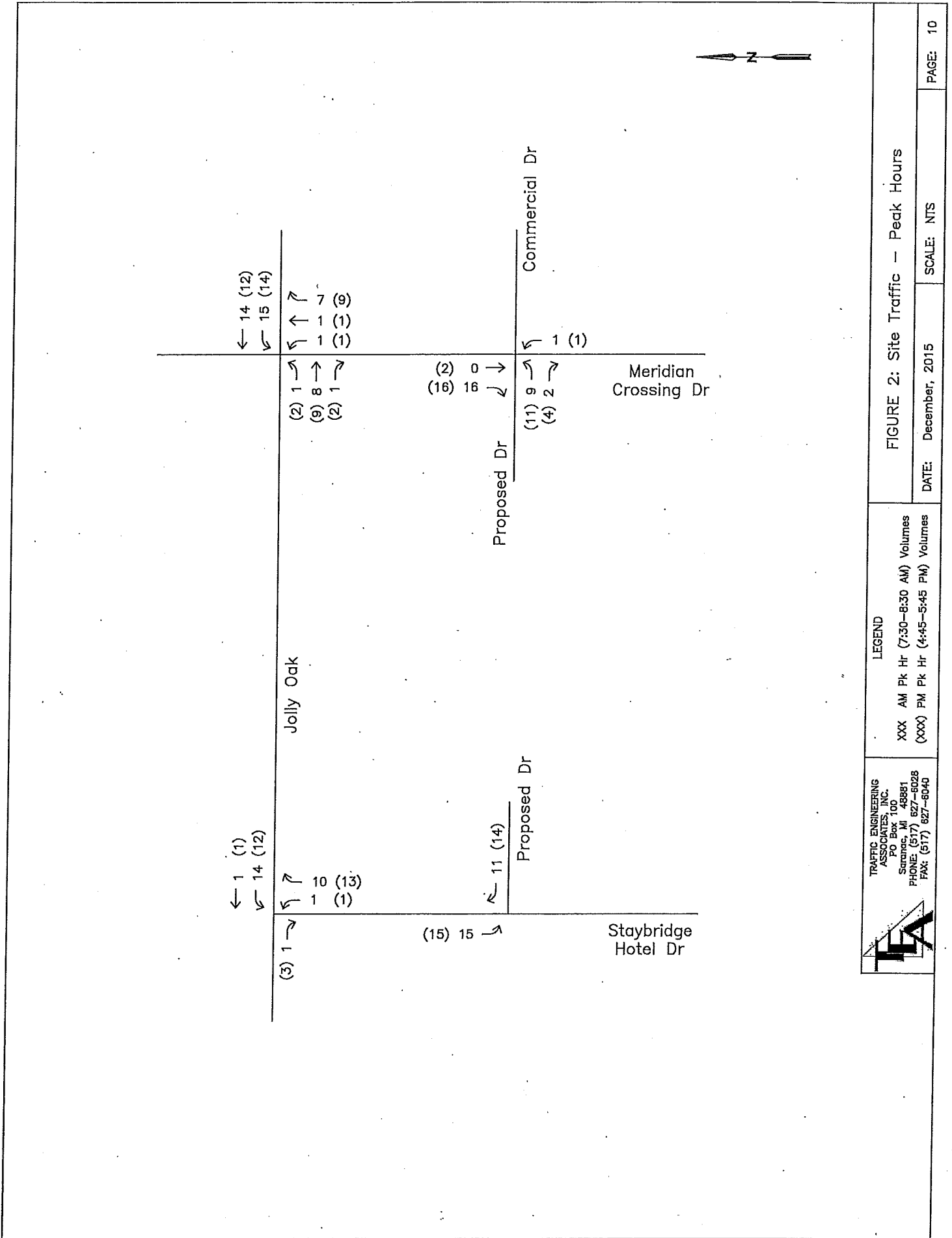
Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the EAST on Jolly Oak Road	90%	80%
To/From the WEST Jolly Oak Road	10%	20%
To/From the NORTH Meridian Crossing Dr.	84%	70%
To/From the SOUTH Meridian Crossing Dr.	26%	30%

Traffic was then further distributed by driveway. For traffic entering the site, the shortest route was utilized; thus, traffic from the east accessed the east driveway and traffic from the west used the west driveway. For traffic exiting the site, a 50% split for each driveway was used to distribute the site generated traffic between the east and west driveways to match the parking lot layout, then the driveway traffic was distributed the same as outlined above.

The distribution of new site generated traffic volumes for the future AM and PM peak hours for the proposed Marriott Courtyard Hotel development are illustrated in **Figure 2**.

Adding proposed site traffic to existing traffic yields the total future volumes. The future traffic volumes are illustrated in **Figure 3**.

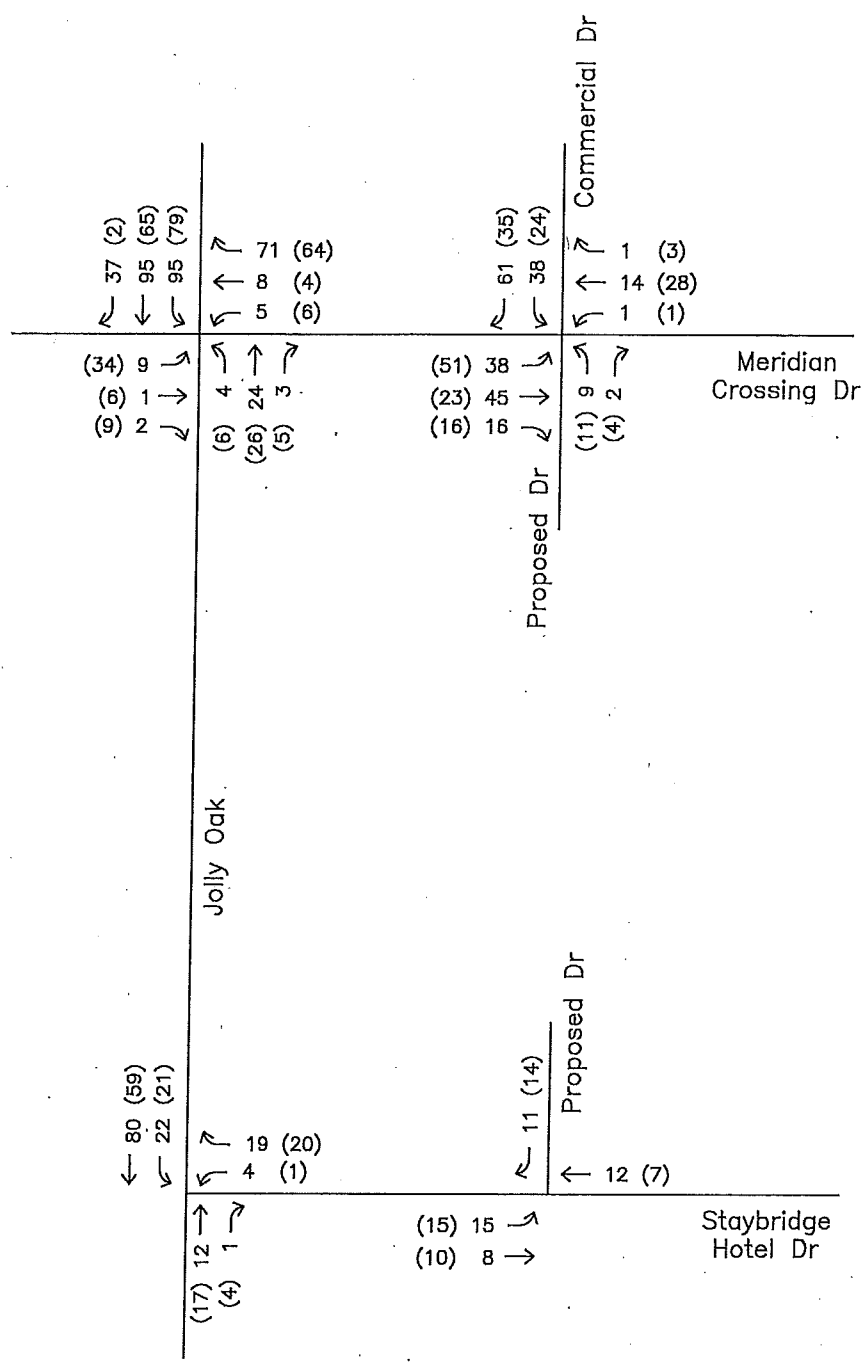
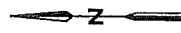




TEA
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 FAX: (517) 827-6040

LEGEND
 XXX AM Pk Hr (7:30-8:30 AM) Volumes
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 2: Site Traffic - Peak Hours
 DATE: December, 2015 SCALE: NTS PAGE: 10



TEA

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Spartanburg, SC 29301
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FAX: (817) 827-6040

LEGEND

XXX AM Pk Hr (7:30-8:30 AM) Volumes
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 3: Future Traffic - Peak Hours

DATE: December, 2015

SCALE: NTS

LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

The level of service analysis for future AM and PM peak hour traffic for the proposed Marriott Courtyard Hotel is summarized in **Table 3**. For future traffic conditions, all existing geometrics on Jolly Oak Road were used. The proposed driveways were modeled as one (1) entering lane and one (1) exiting lane.

All future turning movements at the studied intersections are expected to operate at a good level of service (LOS B) during the AM and PM peak hours.



Table 3
Level of Service (LOS) Summary
Future AM and PM Peak Hour Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Oak Road and Meridian Crossing Drive	EB Left-Thru-Right	7.5	A	7.4	A
	WB Left-Thru-Right	7.5	A	7.5	A
	NB Left-Thru-Right	9.6	A	9.3	A
	SB Left-Thru-Right	12.9	B	12.9	B
	Intersection	4.9	A	6.3	A
Jolly Oak Road and Staybridge Hotel Drive	EB Left-Thru-Right	0.0	A	0.0	A
	WB Left-Thru-Right	7.4	A	7.3	A
	NB Left-Thru-Right	8.9	A	8.6	A
	Intersection	2.8	A	3.1	A
Meridian Crossing Drive and Marriott East Drive/Commercial Driveway	EB Left-Thru-Right	9.9	A	10.0	B
	WB Left-Thru-Right	9.3	A	9.4	A
	NB Left-Thru-Right	7.3	A	7.3	A
	SB Left-Thru-Right	7.3	A	7.4	A
	Intersection	5.8	A	5.5	A
Staybridge Hotel Drive and Marriott West Driveway	WB Left-Thru-Right	8.4	A	8.4	A
	NB Left-Thru-Right	0.0	A	0.0	A
	SB Left-Thru-Right	7.3	A	7.3	A
	Intersection	4.4	A	4.9	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



SIGHT DISTANCE

A field review shows that there are no sight distance issues with either driveway at this property.

DRIVEWAY SPACING

The proposed site plan for the Marriott Courtyard Hotel development shows two (2) new driveways, one (1) on the east property line opposite an existing commercial driveway, and one (1) on the west property line opposite the Staybridge Hotel driveway. The two (2) connections to Jolly Oak Road where the new Marriott Courtyard Hotel development traffic will enter and exit are existing.

CONCLUSIONS

A summary of the findings of this study are listed as follows:

- There are no anticipated traffic issues with the addition of the Marriott Courtyard Hotel development traffic to the existing public road system, or the private road system at this site.
- The sight distance at the site meets the Ingham County Department of Roads requirements.



Sec. 86-126. Review criteria.

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

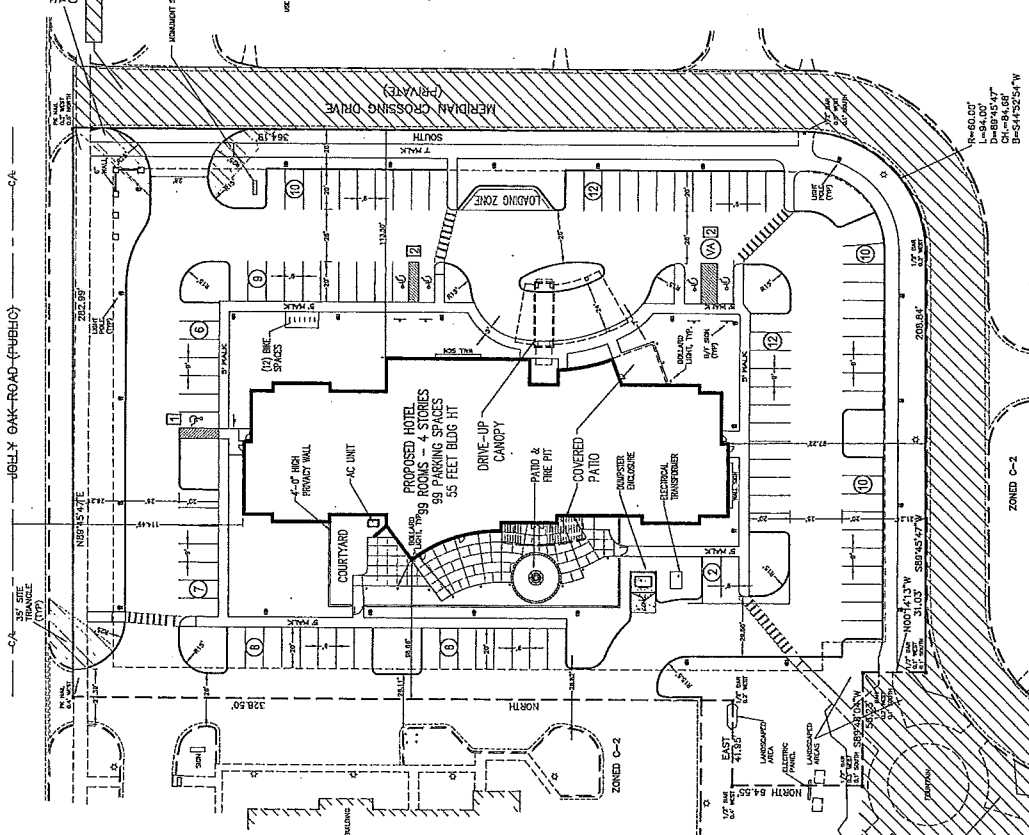
(Code 1974, § 81-3.2(F))

Sec. 86-127. Conditions.

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
 - a. Special yards, open spaces, or buffers.

S.U.P. FOR:
Marriot Courtyard
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



TURE INVENTORY

ANGLE #103	ANGLE #114
ANGLE #104	ANGLE #115
ANGLE #105	ANGLE #116
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ANGLE #289	ANGLE #300

EX. LEGEND

- EXIST. LIGHT FIXTURE
- EXIST. WINDOW
- EXIST. DOOR
- EXIST. ELECTRICAL PANEL
- EXIST. GAS METER
- EXIST. WATER METER
- EXIST. SUMP PUMP
- EXIST. MECHANICAL EQUIPMENT
- EXIST. SIGN
- EXIST. FENCE
- EXIST. DRIVEWAY
- EXIST. SIDEWALK
- EXIST. PAVEMENT
- EXIST. CURB
- EXIST. ELEVATIONS
- EXIST. PROPOSED WATER MAIN

LEGAL DESCRIPTIONS

(As provided by Information This Agency of Michigan, Commission No. 2020/ANTS, Revision No. 6 Dated September 24, 2020)

SECTION 33, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 34, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 35, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 36, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 37, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 38, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 39, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 40, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 41, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 42, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 43, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 44, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 45, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

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SECTION 48, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 49, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

SECTION 50, TOWNSHIP 33 N., RANGE 23 W., MERIDIAN CROSSING DRIVE, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

PERVIOUS/IMPERVIOUS CALCULATIONS:

(As provided by Information This Agency of Michigan, Commission No. 2020/ANTS, Revision No. 6 Dated September 24, 2020)

PERVIOUS/IMPERVIOUS CALCULATIONS:

PERVIOUS (P) = 17,482 S.F.

IMPERVIOUS (I) = 56,532 S.F.

TOTAL IMPERVIOUS = 84,932 S.F. = 69.92%

PARKING DATA

PARKING REQUIRED

1 SPACE PER SLEEPING UNIT

99 SPACES REQUIRED

PARKING PROVIDED

99 SPACES PROVIDED

GENERAL NOTES

- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
- ALL SIGNS SHALL MEET LOCAL MUNICIPALITY CRITERIA REQUIREMENTS.

PREPARED BY: KEBS, INC. **DATE:** 11/20/24

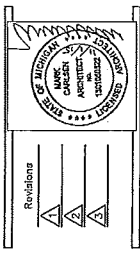
DRAWN BY: KEBS, INC. **DATE:** 11/20/24

CHECKED BY: KEBS, INC. **DATE:** 11/20/24

APPROVED BY: KEBS, INC. **DATE:** 11/20/24

PRELIMINARY
NOT FOR CONSTRUCTION

MARK A. CARLSEN, ARCHITECT



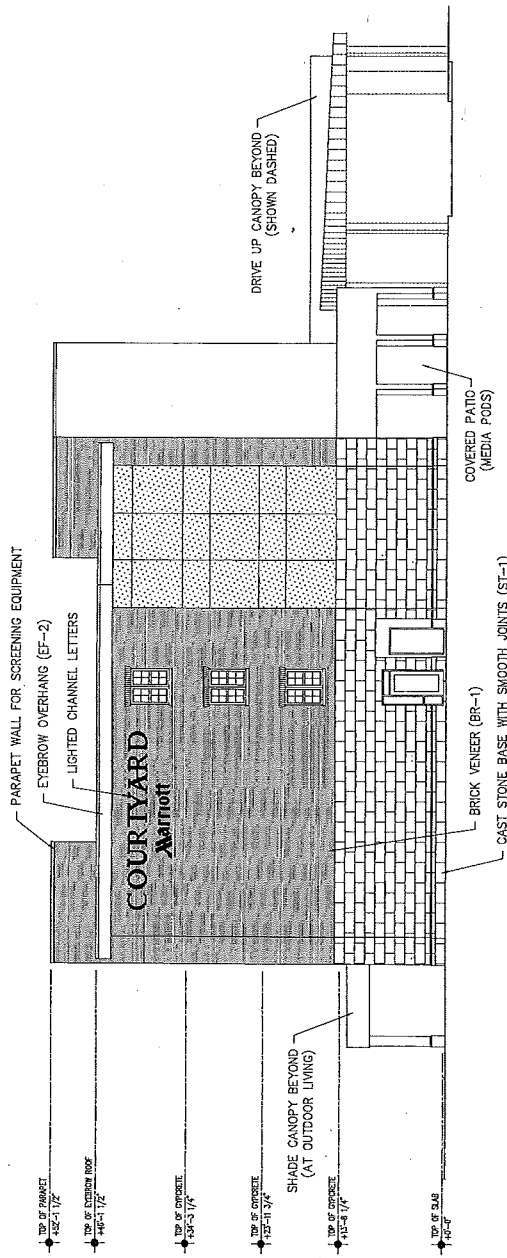
95 Culbreth Road
Troy, New Mexico 87571
Phone/Fac: (575) 791-9826

EXTERIOR MATERIAL RATIO

MATERIAL	S.F.	%
BRICK	11,590	46.2
CAST STONE	10,325	39.3
EFS	7,961	30.7
TOTAL	29,876	100

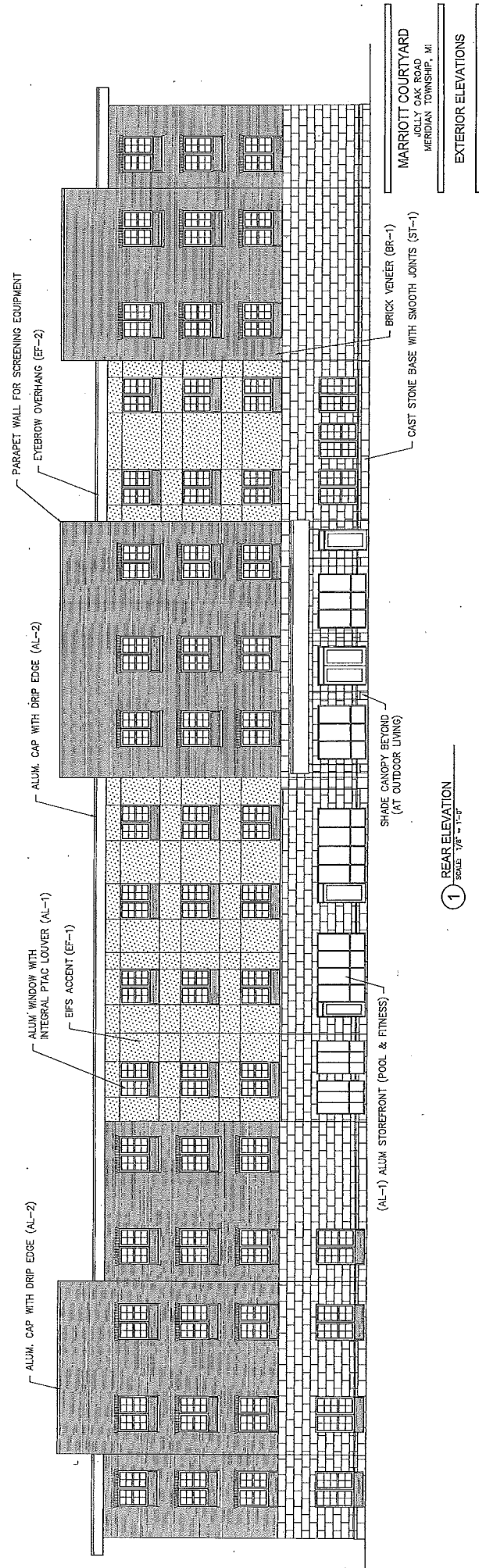
EXTERIOR COLOR KEY

EF-1	EFS FIELD COLOR: EFWT, 443 BAYBORN WOOD, SANDBLAST TEXTURE
EF-2	EFS ROOF OVERHANG COLOR: EFWT, 443 BAYBORN, SAND TEXTURE FINISH
ST-1	CAST STONE, VENEER, CAST STONE, VENEER, SAND TEXTURE FINISH
AL-1	ALUM. CAPS WITH DRIP EDGE
BR-1	BRICK COLOR: BELFOR BRICK, PLUMB BEING, 100-10000



② SIDE ELEVATION
SCALE: 1/8" = 1'-0"

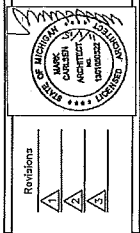
① REAR ELEVATION
SCALE: 1/8" = 1'-0"



MARIOTT COURTYARD
JOLLY OAK ROAD
MERIDIAN TOWNSHIP, MI

EXTERIOR ELEVATIONS

MARK A. CARLSEN, ARCHITECT

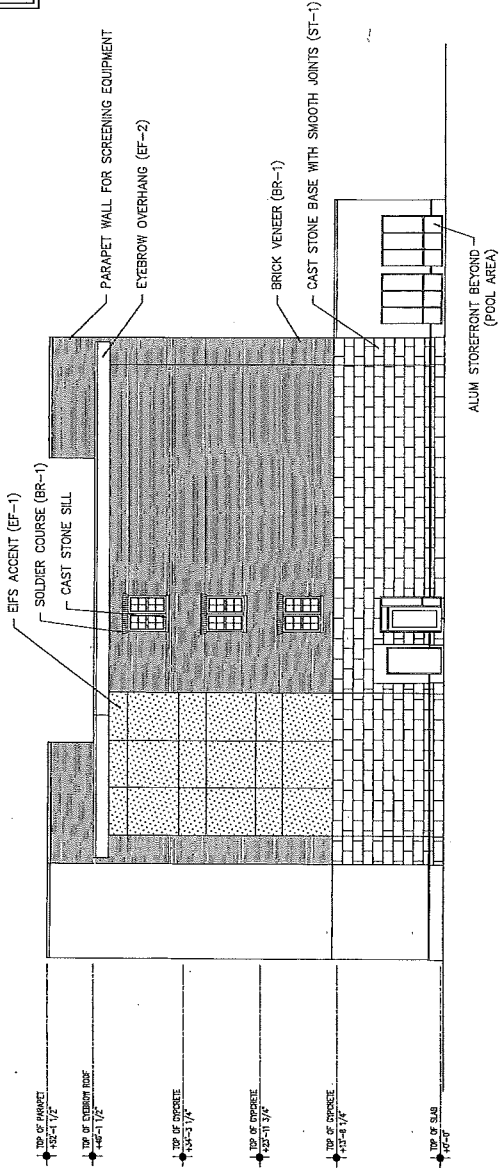


98 Caledonia Road
Troy, New Mexico 87571
Phone/Fac: (505) 735-9926

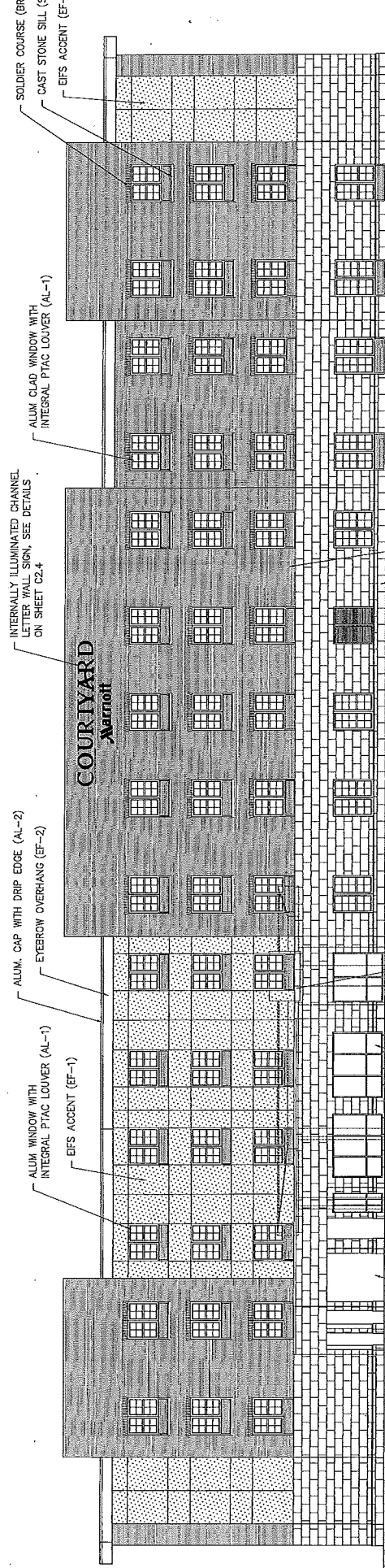
EXTERIOR MATERIAL RATIO		
MATERIAL	S.F.	%
BRICK	11,500	42.2
CAST STONE	11,500	42.2
EFS	7,000	25.7
TOTAL	24,225	100

EXTERIOR COLOR KEY	
EF-1	DTF FIELD COLOR: BRNVT, 445 DANISH WOOD, SWANGLAT TONING
EF-2	DTF ROOF PAVING COLOR: BRNVT, 445 INWOOD, SWANGLAT TONING
ST-1	CAST STONE, VENEER, CAST STONE, USWATE, SAND TONING, FINISH
AL-1	WINDING & STONE FRONT, MEDIUM BRONZE
AL-2	ALUM. CAP, MARCH EF-2 COLOR
BR-1	BRICK COLOR: BELFOR BRICK, ALUM. BEDD, 100, 10252

PRELIMINARY
NOT FOR CONSTRUCTION



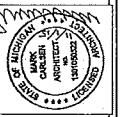
2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MARRIOTT COURTYARD
JOLLY OAK ROAD
MERIDIAN TOWNSHIP, MI
EXTERIOR ELEVATIONS

MARK A. CARLSEN, ARCHITECT



Revisions

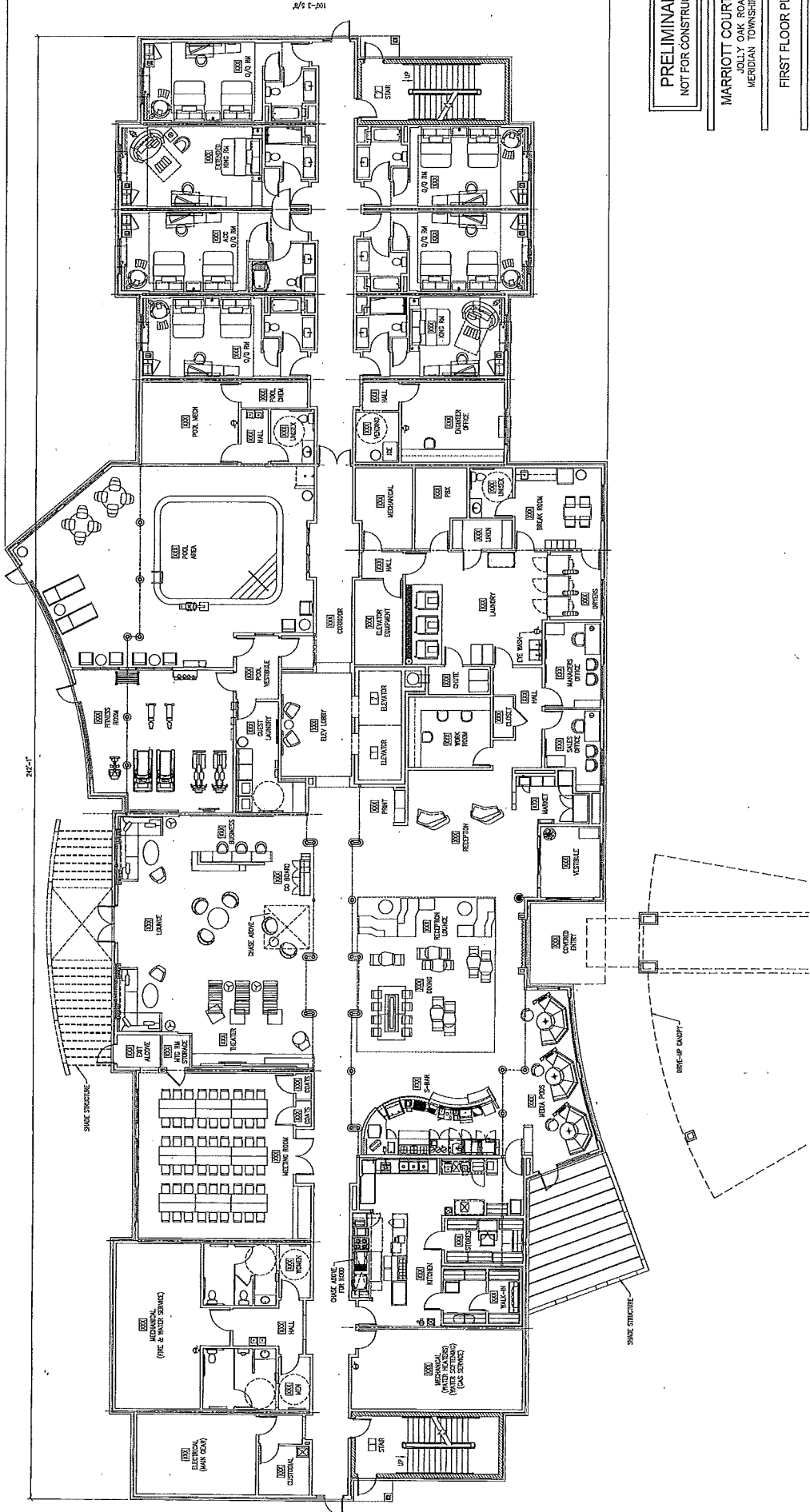
98 Calabre Road
Troy, New Mexico 87571
Phone/Fax: (505) 761-9928

DRAWING KEY

- INDICATES ROOMING-UNITED ROOM
- INDICATES ACCESSIBLE ROOM
- ROOM TYPE, SEE SHEET A&1
- DOOR TYPE, SEE SHEET A&1
- WALL TYPE, SEE SHEET A&1

FLOOR AREAS

FIRST FLOOR	17,442 SF
SECOND FLOOR	16,532 SF
THIRD FLOOR	15,532 SF
FOURTH FLOOR	15,532 SF
TOTAL FLOOR AREA	65,038 SF

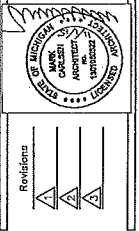


PRELIMINARY
NOT FOR CONSTRUCTION

MARRIOTT COURTYARD
JOLLY OAK ROAD
MERIDIAN TOWNSHIP, MI

FIRST FLOOR PLAN

MARK A. CARLSEN, ARCHITECT



Revisions
 A
 B
 C

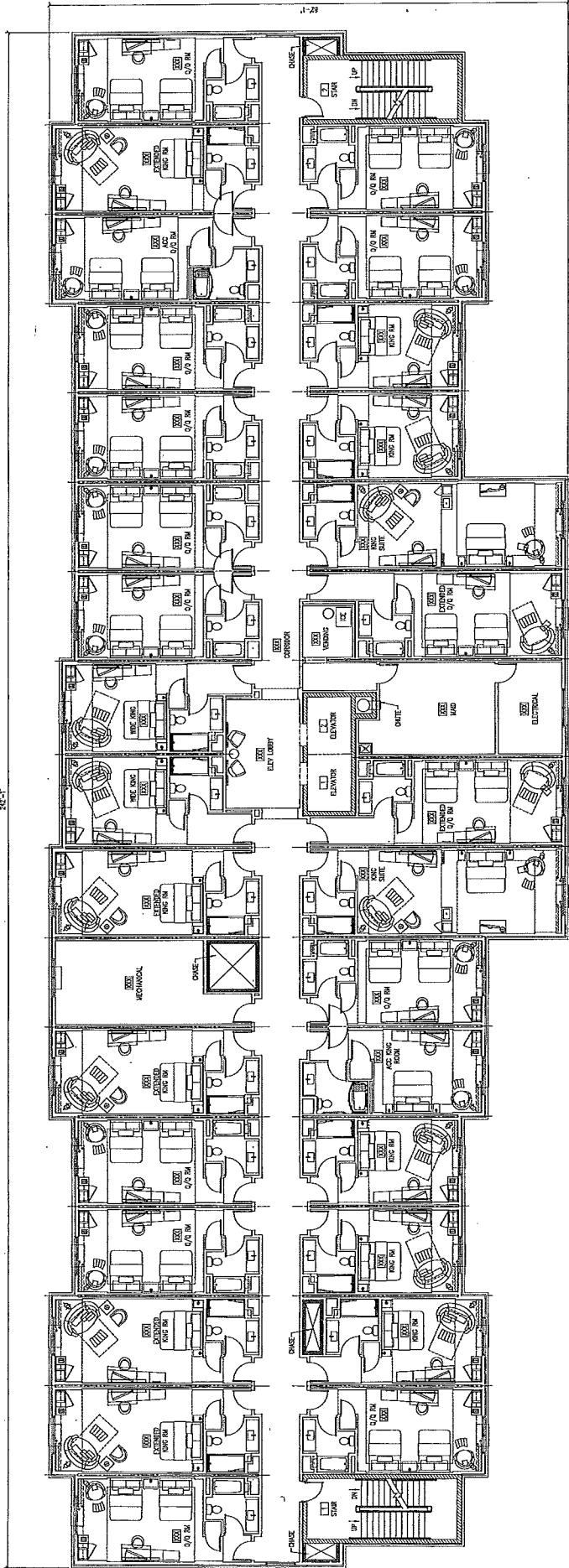
95 Calabro Road
 Tawas, New Mexico 87571
 Phone/fac (505) 751-8825

DRAWING KEY

- ⊙ INDICATES READING IMPAIRED ROOM
- ⊙ INDICATES ACCESSIBLE ROOM
- ◊ WINDOW TYPE, SEE SHEET A-1
- ◊ DOOR TYPE, SEE SHEET A-1
- ◊ WALL TYPE, SEE SHEET A-1

FLOOR AREAS

FIRST FLOOR	17,682 SF
SECOND FLOOR	16,532 SF
THIRD FLOOR	16,532 SF
FOURTH FLOOR	16,532 SF
TOTAL FLOOR AREA	67,280 SF



PRELIMINARY
 NOT FOR CONSTRUCTION

MARRIOTT COURTYARD
 JOLLY OAK ROAD
 MERIDIAN TOWNSHIP, MI

SECOND FLOOR PLAN

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Harmony Gmazel
Associate Planner

DATE: January 5, 2016

RE: Special Use Permit #15171 (Chick-fil-A, Inc.), construct a retail building with a drive-thru facility

The Planning Commission held a public hearing on December 21, 2015 regarding Chick-fil-A, Inc.'s request for a special use permit to construct an approximate 4,730 square foot restaurant building with a drive-thru facility along the south side of Grand River Avenue located between 2041 and 2085 Grand River Avenue, Okemos. The site is undeveloped. The approximate 1.32 acre site is zoned C-3 (Commercial). A drive-thru use is permitted by special use permit in the C-3 district, per Section 86-404(e)(13).

The following concerns were raised by the Planning Commission at the public hearing: absence of a complete by-pass lane for the drive-through window; the removal of several existing canopy trees on the north side of the site; access drive connections to the adjacent properties, south, east and west of the subject site;

Based on the plans, the following ordinance requirements have not been met:

- Section 86-405(13): 20-foot wide side and rear yard building setbacks are required. (15 feet on the west side (side yard); 15.5 feet on the south side (rear yard))
- Section 86-756(14): Where a parking area, or its associated internal access or service drives, adjoins the same or any other non-residential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. The loading zone encroaches into the buffer along the proposed south property line, reducing the landscape buffer to three feet wide.
- Section 86-687(11)(a): Changing and traveling message signs may be permitted by application for and granting of a special use permit by the Planning Commission.

The plans could be revised to meet the standards or variances (ZBA) and special use permits (PC) may be requested.

Planning Commission Options

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

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**SUP #15171
(Chick-fil-A)
Grand River Avenue between
2041 and 2085 Grand River Ave**

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 11th day of January, 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Chick-fil-A, Inc. requested a special use permit to construct a commercial building totaling approximately 4,730 square feet in gross floor area to accommodate a drive-thru restaurant on approximately 1.32 acres located between 2041 and 2085 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 21, 2015; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 14, 2015 and January 5, 2016; and

WHEREAS, the subject site is appropriately zoned C-3 (Commercial) which permits the commercial restaurant/drive-thru building on the 1.32 acre site by special use permit; and

WHEREAS, site dimensions are consistent with minimum lot area and minimum lot width requirements of the C-3 zoning district; and

WHEREAS, the drive-thru facility is permitted by special use permit; and

WHEREAS, the Township traffic consultant and Ingham County Road Department staff reviewed the site plan and found the use will not negatively impact the flow of traffic on Okemos Road or Grand River Avenue; and

WHEREAS, the Township environmental consultant (wetlands) and engineer (stormwater) reviewed the site plan and found development of the site will not negatively impact the flow of stormwater through the site, nor is the onsite wetland a regulated wetland; and

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

**Resolution to Approve
SUP #15171 (Chick-fil-A, Inc.)
Page 2**

WHEREAS, the project is consistent with Goal 3, Objective C of the 2005 Master Plan promoting innovative design and landscaping for new commercial construction,

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15171 (Chick-fil-A, Inc) to construct a commercial drive-thru building subject to the following conditions:

1. Approval is granted in accordance with the site plans prepared by GBC Design, Inc., dated November 23, 2015, subject to revisions as required.
2. The Charter Township of Meridian will be a third party signatory to all access easements between the applicant and the owners of the access drives adjacent to the site.
3. Where appropriate, signage shall be improved to sufficiently direct traffic to and from the site.
4. A by-pass lane shall be designed along the entire length of the drive-through lanes.
5. A special use permit shall be required for the proposed changeable freestanding sign.
6. Existing street trees along the site's Grand River Avenue frontage shall be preserved unless deemed unhealthy by the Director of Community Planning and Development.
7. Approvals shall be gained from the Michigan Department of Transportation to guarantee access to public storm drains along Grand River Avenue. A copy of the written approval shall be submitted to the Director of Community Planning and Development.
8. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals (ZBA) or shall redesign the site plan as necessary.
9. The site plan shall be revised to depict a correct floodplain elevation of 842.1 feet above mean sea level, prior to submitting an application for Site Plan Review.
10. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
11. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
12. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
13. A copy of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.

ADOPTED: YEAS: _____

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Harmony Gmazel
Associate Planner

DATE: January 5, 2016

RE: Special Use Permit #15181 (Chick-fil-A, Inc.), construct a retail building within a 100-year floodplain

The Planning Commission held a public hearing on December 21, 2015 regarding Chick-fil-A, Inc.'s request for a special use permit to work within the 100-year floodplain to accommodate activities associated with the construction of a 4,730 square foot restaurant building along the south side of Grand River Avenue located between 2041 and 2085 Grand River Avenue, Okemos. The site is undeveloped. The approximate 1.32 acre site is zoned C-3 (Commercial). Section 86-436 of the Zoning Ordinance requires a special use permit to be obtained when excavating materials from the 100-year floodplain.

The applicant proposes to fill in 73 cubic yards within the floodplain, and to provide a compensating cut of 129 cubic yards. The cut/fill ratio is 1.77 to 1. The minimum required by ordinance is a 1:1 cut/fill ratio. The 100-year floodplain is present on the site at an elevation of 842.1 feet above sea level.

The Township engineer reviewed the applicant's proposal and indicates that a small portion of the parking lot (approx. 5 parking spaces) will be built within the floodplain area including a detention area. The proposed cut/fill ratio is acceptable.

Planning Commission Options

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

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**SUP #15181
(Chick-fil-A, Inc.)
Grand River Avenue between
2041 and 2085 Grand River Ave**

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 11th day of January, 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Chick-fil-A, Inc. requested a special use permit to work within the 100-year floodplain for activities associated with the construction of a drive-thru restaurant located on 1.32 acres located between 2041 and 2085 Grand River Avenue; and

WHEREAS, the applicant proposes to fill in 73 cubic yards within the floodplain, and to provide a compensating cut of 129 cubic yards. The cut/fill ratio is 1.77 to 1, meeting the 1:1 ratio required by the Township Zoning Ordinance; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 21, 2015; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 14, 2015 and January 5, 2016; and

WHEREAS, the applicant is permitted to work within a floodplain by special use permit; and

WHEREAS, the Township engineer reviewed the site plan and found the work within the floodplain will not negatively impact the flow of stormwater near or on the site.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15181 (Chick-fil-A, Inc) to work within the 100-year floodplain subject to the following conditions:

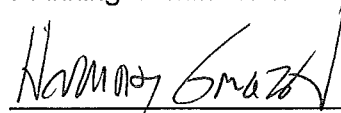
1. Approval is granted in accordance with the site plans prepared by GBC Design, Inc., dated November 23, 2015, subject to revisions as required.
2. The site plan shall be revised to depict a correct floodplain elevation of 842.1 feet above mean sea level.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Harmony Gmazel
Associate Planner

DATE: January 5, 2016

RE: Special Use Permit #15-70141 (Meijer), a major amendment to reduce the existing lot size by 1.32 acres.

On behalf of Meijer, Chick-fil-A, Inc. has requested a major amendment to the special use permit (SUP #70141) for the reduction of the existing Meijer site by 1.32 acres. Chick-fil-A intends to purchase the site in order to accommodate a fast-food restaurant and drive-thru. The proposed 1.32 acre site is located on the south side of Grand River Avenue, between 2041 and 2083 Grand River Ave. The original lot in question is a 35.73 acre site located at 2055 W. Grand River Avenue in Okemos.

On December 21, 2015 the Planning Commission held a public hearing. The following concerns were presented at the hearing: The pervious/impervious surface ratio requirement of 70% is surpassed on the existing Meijer site by nearly 5% as a result of the proposed lot split. The Township attorney has advised that this issue be addressed under any subsequent special use applications from Meijer to make future changes to the existing building or to reconfigure the site.

Planning Commission Options

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

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

SUP #15-70141

(Meijer)

**Grand River Avenue between
2041 and 2083 Grand River Ave**

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 11th day of January, 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Chick-fil-A, Inc., on behalf of Meijer, requested a major amendment to Special Use Permit #70141 for the reduction of the existing 35.73 acre Meijer site by 1.32 acres intending to purchase the site to construct a fast-food restaurant and drive-thru located between 2041 and 2083 Grand River Ave; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 21, 2015; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 14, 2015 and January 5, 2016; and

WHEREAS, the Meijer site will have at least 100 feet of lot width and more than 10,000 square feet of lot area as required by the C-3 zoning district.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Major Amendment to Special Use Permit #70141 (SUP #15-70141 Chick-fil-A, Inc.) to reduce the Meijer site by 1.32 acres to the following conditions:

1. Approval is granted in accordance with the site plan prepared by GBC Design, Inc., dated November 23, 2015, subject to revisions as required.
2. The applicant shall complete a formal land division process to finalize the proposed lot split.

ADOPTED: YEAS: _____
