

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION MEETING
AND
REGULAR MEETING**

DECEMBER 14, 2015

**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 Request for 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. November 23, 2015 Regular Meeting
4. Public remarks
5. Communications
6. Public Hearings
 - A. Special Use Permit #15161 (Okemos Road LLC), develop an 8-unit townhouse project at 3698 Okemos Road
7. Unfinished Business

Planning Commission Agenda

December 14, 2015

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- A. Zoning Amendment #15080 (Township Board), proposal to amend Section 86-473 Street Trees
- 8. Other Business
- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - 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
- 11. Adjournment

Post Script: Pat Jackson

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 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
December 21, 2015**

**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 #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
2. Unfinished Business
 - A. 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
3. Other Business

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
November 23, 2015

DRAFT

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

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

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner DeGross.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner DeGross moved to approve the Regular Meeting Minutes of November 9, 2015. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Tom Gottschalk, 6170 E. Lake Drive, Haslett, representing Dr. Robert Pairolo on Special Use Permit #15131, addressed changes made to the proposed optometry clinic, stating the building was made smaller which eliminated the need for a parking variance. He added the only variance needed for the building itself is the rear yard setback. Mr. Gottschalk noted the 20 foot landscaping buffer from Marsh Road as well as the side is a little peculiar, given the required building setback is only 15 feet.

He stated he spoke with the neighbor directly behind this property who voiced concern at the last meeting over the existing drainage problem, indicating he felt they could help correct the drainage situation. Mr. Gottschalk indicated the rear yard variance requirement of 50 feet, along with the required front and side yard setback would only allow for a building 16 feet in depth. He suggested Planning Commissioners may not want to act on this item tonight as a great deal of new information has been provided.

Chair Scott-Craig closed public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business

A. Special Use Permit #15141 (Chvala), request to work in the 100-year floodplain to construct at pond at 5384 Van Atta Road

Commissioner DeGross 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 #15141 subject to the following conditions:

1. Approval is subject to the plans and application materials submitted as part of Special Use Permit #15141, subject to revisions as required.
2. Prior to work taking place on the site, the applicant shall submit a detailed site plan showing the location where excavated materials will be used to create a berm. The site plan shall show excavated materials will be removed to a location above 863.5 feet above mean sea level; and the proposed length, height, and width of the berm. The Director of Community Planning and Development shall review and approve the berm location.
3. The applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place on the site. A copy of the permit shall be provided to the Department of Community Planning & Development.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Applicant has enhanced the condition of the land since he purchased it
- Project will not have a negative impact on the floodplain if the materials removed are kept out of the erosion area
- Erosion control measures will be implemented for the proposed project
- Pond will have a deep water area that is .3 acres in size

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

- B. Wetland Use Permit #15-02 (Chvala), request to impact wetlands to construct a pond at 5384 Van Atta Road

Commissioner Deits moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN**, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #15-02 with the following conditions:

1. Approval is subject to the application materials and mitigation plan prepared by Mid-Michigan Ponds, dated September 4, 2015, and related materials submitted as part of Wetland Use Permit #15-02, subject to revisions as required.
2. If required, the applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office, and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
3. Wetland Use Permit #15-02 shall be subject to the applicant receiving approval of Special Use Permit #15141 for work in the floodplain.
4. Prior to any work taking place on the site, the applicant shall submit a detailed site plan showing the location and dimensions of the berm to be created using materials excavated from Wetland #13-12D and an associated soil erosion plan to the Director of Community Planning and Development for review and approval.

5. Prior to any work taking place on the site related to activities in and around wetlands to create the pond, a soil erosion and sedimentation control plan shall be submitted to the Director of Community Planning & Development for review and approval.
6. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands, the water features setback/natural vegetation strip and mitigated wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
7. Mid-Michigan Ponds shall periodically monitor the site during the first year after construction to identify and correct erosion issues.
8. The mitigation wetlands shall be monitored for five years in accordance with Mid-Michigan Ponds' September 24, 2015 Chvala Wetland Mitigation Plan with vegetation monitoring being conducted between July 15 and August 15. Annual reports shall be provided to the Director of Community Planning and Development and include a written status report and photographic documentation.
9. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
10. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and the posting shall remain in place throughout the duration of site work.
11. Upon completion of construction, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Net gain for the wildlife in the community
- This private property will be an excellent piece of greenspace in the Township and be a nice contribution to the environment on a number of levels
- Time will tell if the water will be maintained free of invasive species
- Planning Commissioner belief the nearby horse farm will have runoff nutrients into this pond

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

- C. 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 Deits suggested this item be removed from the agenda and an additional public hearing be scheduled, due to submission of new information by the applicant.

Associate Planner Wyatt summarized the changes to the special use permit request as outlined in staff memorandum dated November 20, 2015.

Planning Commission, staff and applicant discussion:

- Reduction of 252 square feet in the building which reduced the required number of parking spaces to 18
- Offer of bicycle parking reduced the number of motor vehicle parking spaces to 16
- Rear yard setback was increased from 7.96 feet to 10 feet
- Building elevations remain the same
- Commissioner belief there will not be much opportunity for residential development of this land on Marsh Road, a major commercial area
- Difficulty exists with placing commercial development on this sized property without a variance(s)
- Concern with isolating a small piece of land to the south
- Preference for the applicant to purchase the piece of land to the south (lot 10), reconfigure the parking and move the building forward so variances are unnecessary
- Concern with water management due to the eight (8) foot drop from the front to the rear of the subject property
- Inquiry as to the distance of the buildings on lots 14, 15 and 18 from their rear property line
- Commissioner belief placement of the building as proposed compromises the residential character of the land to the north and south
- Commissioner preference, from a planning point of view, to initiate an investigation whether to rezone this parcel to Professional and Office (PO)
- Zoning amendment to PO would allow the property to be utilized for other uses, if sold, as opposed to the proposed use allowed by SUP
- Testimony from the last meeting that lot 10 is not on the market and the owner has no desire to sell
- Doctor's office is a great community based business for nearby residents
- Subject property does not have sufficient space for most types of development
- Rezoning to PO would not change the setbacks in the front or rear
- PO zoned parcel next to residential requires a 50 foot rear yard setback and the building front requires 100 feet from the center line of March Road
- Depth of lot is 132 feet
- Front and rear yard setback requirements allow 16 feet of building depth
- Tax collection for lot 10 has been turned over to the county for the last three (3) tax cycles
- Commissioner statement there is no way to build a conforming building on the subject property
- Commissioner belief the proposed building does not fit this lot
- Commissioner preference to bring the building forward on the lot with parking in the rear
- Net "gain" in buildable area if the parking was placed in the rear
- Need for a mechanism to get past the difficulties associated with the setback requirements on this parcel while respecting the neighbors
- Zoning Board of Appeals (ZBA) will consider that the front and rear yard setbacks prevent anything being built on the property greater than 16 feet in depth
- Zoning ordinance created the difficulty with development on this property
- Reduction in the required parking will require a variance
- Variance(s) will be required in order for there to be any development on the site
- Turning the building on its side would not alleviate the need for a variance(s)
- Lot 10 would also be unbuildable due to setback requirements

- Commissioner preference to maintain the building’s square footage, but make the building more square shaped to have smaller amounts of needed variances
- Appreciation the applicant has tried to alter plans based on Planning Commission feedback
- Commissioner preference to grant a front variance rather than a rear variance as it would not have an impact on the community
- Suggestion to “split” the parking, with employee parking in the rear with a driveway along one side
- Inquiry by the applicant’s representative about the 2004 variance for the vet clinic to add an addition to a non-conforming building and a non-conforming extension of a parking buffer along the front
- Sixteen (16) parking spaces is not “excessive”, but is more than adequate
- Six employees (doctor included) would be the maximum present on any given shift
- Maximum estimate of patients at any given time is eight (8)
- Planning Commission or the Township Board has the right to initiate a property’s rezoning without the permission of the applicant
- Commissioner request to have the applicant set the reduction in the rear yard setback variance as the highest priority in order to lessen the impact to the community
- Need to rank the importance of the variances
- Commissioner preference to impact the roadway through a front yard variance rather than requesting a large variance for the rear yard setback
- Focus of reducing the requested variances over placement of parking in the rear
- Emphasis of the ZBA that they consider requests on a case-by-case basis
- Comparisons of variances received for other nearby properties would need to be very specific and very similar in order to be relevant to the ZBA
- Commissioner suggestion to focus on reducing certain variances as much as possible, particularly in the rear of the property rather than reducing the amount of required parking
- Commissioner caution to ensure there are sufficient parking spaces to meet the applicant’s needs
- Commissioner suggestion to include this area in the update of the Future Land Use Map
- Planning Commission and the ZBA have a desire for the applicant to have maximum use of the land which now sits vacant
- Planning Commission desire to minimize the extent of the needed variance in the rear, even if it requires a greater number of variances

It was the consensus of the Planning Commission to have the applicant make changes based on comments by Commissioners and bring back sketch plans to the Planning Commission at its December 14th meeting.

8. Other Business

A. 2016 Planning Commission Calendar

Commissioner Ianni 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:

- 1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2016 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517-853-4560.**
- 2. The specific dates for meetings are as follows:**

January 11 - regular meeting

	25 - regular meeting
February	8 - regular meeting 22- regular meeting
March	14 - regular meeting 28 - regular meeting
April	11 - regular meeting 25 - regular meeting
May	9 - regular meeting 23 - regular meeting
June	13 - regular meeting 27 - regular meeting
July	11 - regular meeting 25 - regular meeting
August	8 - regular meeting 22 - regular meeting
September	12 - regular meeting 26 - regular meeting
October	10 - regular meeting 24 - regular meeting
November	14 - regular meeting 21 - regular meeting
December	12 - regular meeting 19 - regular meeting

3. Meetings will begin at approximately 7:00 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Requirement for all meetings to be published in compliance with state law

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

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

Commissioner Ianni reported on the success of the Okemos Education Foundation Annual Awards Banquet held on Thursday, November 19, 2015 at the Kellogg Center.

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

B. Update of Ongoing Projects

i. Site Plans Received

1. Site Plan Review #15-11 (Meridian Investment Group), review site plan for Red Cedar Flats (MUPUD #15034), 112 residential units

ii. Site Plans Approved

1. Site Plan Review #15-10 (Grange Acres), review site plan for modifications to 38 units in Phase 1, 6101 Marsh Road

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:22 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**Special Use Permit #15161
(Okemos Road LLC)
December 14, 2015**

APPLICANT: Okemos Road LLC (Matt Hagan)
927 E. Grand River Ave
East Lansing, MI 48823

STATUS OF APPLICANT: Owner of Property

REQUEST: To develop eight townhouse units in one building

ZONING: RD (Multiple Family, maximum 8 units per acre)

LOCATION: 3698 Okemos Rd

AREA OF SUBJECT SITE: Approximately 1.01 Acre

EXISTING LAND USE: Undeveloped

MASTER PLAN DESIGNATION: Residential 5.0-8.0 DU/acre

**EXISTING LAND USES
IN SURROUNDING AREA:** North: Multiple Family Residential
South: Day Care Facility
East: Multiple Family Residential
West: Office and Fire Station

**CURRENT ZONING
IN SURROUNDING AREA:** North: RC (Multiple Family, 14 units per acre)
South: RR (Rural Residential)
East: RC (Multiple Family, 14 units per acre)
West: PO (Professional Office) & RD (Multiple Family, 8 units per acre)

**COMP PLAN DESIGNATION
IN SURROUNDING AREA:** North: Residential 5.0 – 8.0 du/a
South: Residential 5.0 – 8.0 du/a
East: Residential 5.0 – 8.0 du/a
West: Office & Institutional

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Harmony Gmazel, AICP
Associate Planner

DATE: November 25, 2015

RE: Special Use Permit #15161 (Okemos Road LLC), request to construct an 8-unit townhouse complex in one building at 3698 Okemos Road

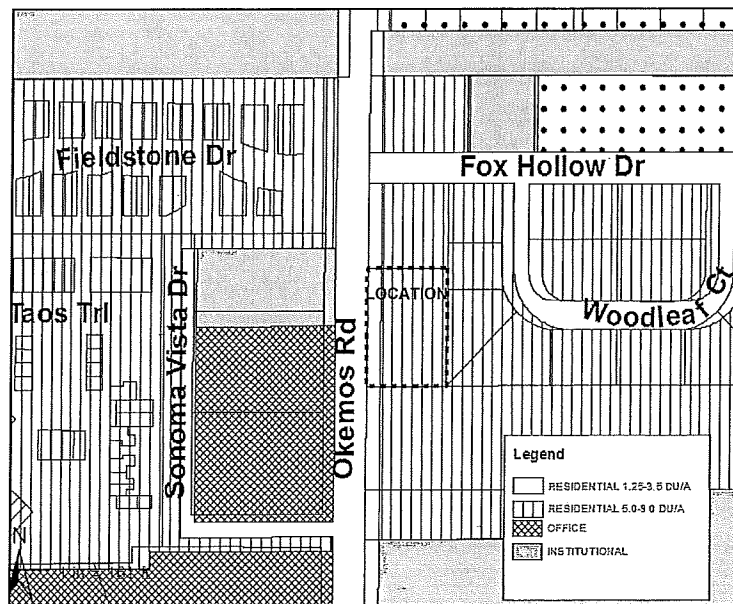
Okemos Road LLC has requested a special use permit to develop eight two-level attached residential units (townhouses) in one 7,344 square foot building on an approximate 1.01 acre site (44,249 square feet) addressed as 3698 Okemos Road. The site, located on the east side of the street, is approximately 200 feet south of the intersection at Okemos Road and Fox Hollow Dr./Fieldstone Drive. It is zoned RD (Multiple Family, maximum 8 dwelling units per acre).

Gross floor area for each unit is approximately 2,337 square feet, 1,315 square feet of which is habitable. Each unit consists of three bedrooms and 2-1/2 bathrooms with a basement and an attached 1-car garage. Basements may be finished. Application materials indicate the units will be offered for rent. Previously, the site was a single-family residential site, zoned RR (Rural Residential). The Township rezoned the property to RD in 2014 (#14020). The former residential building was demolished in 2015 and the property is currently vacant.

Master Plan

The 2005 Master Plan designates the subject site in the Residential 5.0 – 8.0 dwelling units per acre category.

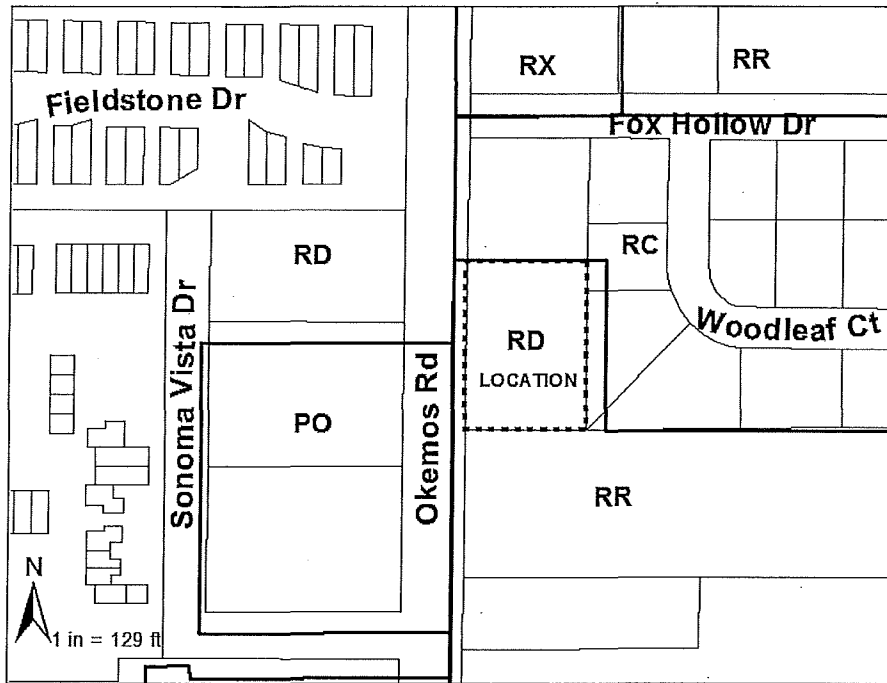
FUTURE LAND USE MAP



Zoning

Minimum lot width and lot area requirements for RD zoned sites are 100 feet and 11,000 square feet respectively. With lot width of approximately 250 feet along Okemos Road and lot area of approximately 44,249 square feet, the site exceeds minimum RD requirements. Eight dwelling units are proposed. The number of multiple-family units on the site may not exceed eight.

ZONING MAP



Physical Features

The site is now vacant. Areas of lawn and an existing concrete driveway and asphalt pad exist. The site is generally level with a predominant elevation of 893 feet above mean sea level. Elevations of 886 feet above mean sea level occur near the southeast corner of the site. A review of the Federal Insurance Rate Map (FIRM) and Township Wetland Map show that neither floodplain nor wetlands are present on the site.

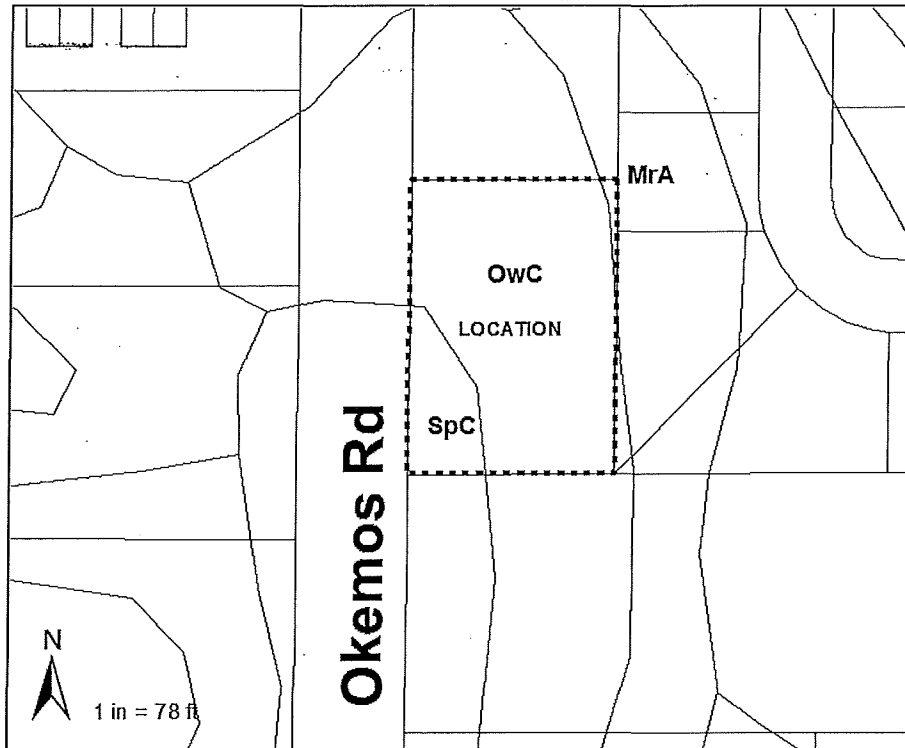
Soils

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

SOIL ASSOCIATION	SEVERE LIMITATIONS
OwC (Owosso-Marlette)	None
SpC (Spinks)	None
MrA (Matherton)	None

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

SOILS MAP



Greenspace

The Meridian Township Greenspace Plan was referenced in the review of this proposal. An existing pathway along the west and east sides of Okemos Road provides a non-motorized link for the proposed townhouses.

Streets and Traffic

Okemos Road, classified as a Principal Arterial on the Street Setbacks and Service Drives Map (Section 86-367), provides access to the site. Okemos Road is five lanes wide with curb and gutter in the vicinity of the site. The speed limit on Okemos Road is 45 miles per hour. Sidewalks located on both the north and south sides of Okemos Road are part of the Township's Pedestrian-Bicycle Pathway system.

On-line data indicates the Ingham County Road Department last recorded a volume count along Okemos Road between Fox Hollow Drive and Coyote Creek Drive adjacent to the subject site in November 2009. At that time, northbound and southbound vehicle trips totaled 14,129 with 9,159 trips northbound and 4,970 southbound during that one-day period.

Design of the access drive opening at the southwest corner of the site is in accordance with the Ingham County Road Department (ICRD) standards.

The applicant's traffic consultant prepared trip generation data for the proposed eight-unit townhouse complex. The report states 172 trips will be generated on any given weekday with eight trips during the AM peak hour and twenty trips during the PM peak hour. According to the Township traffic consultant, this number of trips seems a bit excessive given the land use proposed. According to the Ingham County Road Department, the proposed 172 daily trips

created by this proposal will not negatively impact the flow of traffic on Okemos Rd.

CATA bus stops nearest the site are located on Okemos Rd. Options include Route #22/23 which travels north and southbound on Okemos Rd. with stops at Meridian Mall, Meijer, and Michigan State University. Ready-Ride service is also available.

Public Utilities

The Department of Public Works and Engineering staff have reviewed the design and location of water, sewer and stormwater systems for the six-unit project. Public water and sewer are currently available to the site within the right-of-way of Okemos Rd. An existing private well was capped according to state and county requirements.

Township Department of Public Works and Engineering staff commented on the proposed stormwater management plan. The plan depicts runoff from impervious surfaces, including the building and parking lot, and most open space areas directed through three catch basins and draining to the southeast corner of the property and then heading East. The applicant proposes to detain water on-site and release it to the SE at a pre-construction rate consistent with Phase II stormwater requirements.

Staff Analysis

Special use permit approval by the Planning Commission is required for all multiple family housing projects consisting of three or more units. Special use permits for multiple family housing are evaluated using the nine criteria listed in Section 86-126 of the Zoning Ordinance and specific standards for multiple family projects found in Sections 86-376.

The subject site, 3698 Okemos Road, has been zoned RD (Multiple Family, 5-8 dwelling units per acre) since 2014. The maximum number of units permitted on the 1.01 acre based on RD zoning is 8. Density of 8 units per acre results from the proposed eight-unit project.

The following chart compares design standards listed in Section 86-376(g), Minimum Design Standards for multiple family projects with the proposed project.

Design Objective	Standard	Proposed
Minimum lot width	100 feet	250 feet (Okemos Rd)
Maximum building coverage	35%	16.60%
Minimum open space	35%	51.09%
Front yard setback	100 feet (Okemos c/l)	100 feet
Side yard setback (north & south)	15 feet	15 feet
Rear yard setback (east)	40 feet	40 feet (to the 2 nd floor overhang)
Distance from a single-family district boundary	50 feet	77 feet
Maximum building Height	35 feet	22.11 feet
Maximum building dimension	200 feet	150 feet
Parking (For 8 Units)	16 plus 25% expansion capacity (4 spaces)	24 (incl. 16 spaces + 8 one-car garages)
Bike Parking	2 (1 per 10 auto parking spaces)	4

Landscaping

The applicant proposes deciduous street trees, shrubs and a 1-foot berm along Okemos Road. Conifers, shrubs and deciduous trees are proposed along the north, south and east sides of the property.

Comments on the proposal were provided by the Development Review Committee (Building, Planning, Engineering and Public Safety Staff) at their November 19 work session and are incorporated into this report.

Planning Commission Options

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

Attachments

1. Special Use Permit Application and supporting documents
2. Letter from Savage Traffic Engineering, Inc. Dated December 10, 2015
3. Special Use Permit Criteria
4. Site Plans dated December 11, 2015 and elevations and floor plans dated received by the Township October 13, 2015

g:\community planning & development\planning\Special Use Permits (SUP)\2015\sup 15161 (Okemos Rd LLC)\Staff Report15161.pc1

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

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant OKEMOS ROAD, LLC (Matt Hagan)
 Address of Applicant 927 E. GRAND RIVER AVE., EAST LANSING, MI 48823
 Telephone - Work 517 351-0765 Home SAME Fax 517 351-076 Email INFO@HIRENTALS.COM
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3698 OKEMOS ROAD, 33-02-02-33-406-002
 Legal description (please attach if necessary) ON PLANS
 Current zoning: RD
 Use for which permit is requested / project name MULTIPLE FAMILY HOUSING
 Corresponding ordinance number _____
- C. Developer (if different than applicant) SAME
 Address _____
 Telephone -- Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name GREG PETRU - KEBS INC
 Address 2116 HASLETT ROAD, HASLETT, MI 48840
 Telephone - Work 517 339-1014 Home 517 339-1014 Fax 517 339-8047
Roger Donaldson (517) 694-0011 RogerAFA@comcast.net
- E. Acreage of all parcels in the project: Gross 1.01 Net 1.01
- F. Explain the project and development phases: PROPOSED 8-UNIT MULTI-FAMILY RESIDENTIAL
Build all at once (8 Townhomes)
- G. Total number of:
 Existing: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0
 garages 0 Proposed: structures 1 bedrooms 24 offices 0 parking spaces 16 carports
0 garages 8 + 8 spaces in garages (total 24)
- H. Square footage: existing buildings 0 proposed buildings see attached numbers sheet
 Usable Floor area: existing buildings 0 proposed buildings see attached numbers sheet
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: N/A
- J. Existing Recreation: Type GRASS Acreage 0.88 acres
 Proposed Recreation: Type GRASS, LANDSCAPING Acreage 0.54 ACRES

Existing Open Space: Type GRASS / FIELD Acreage 0.88 ACRES
 Proposed Open Space: Type GRASS / LANDSCAPE Acreage 0.54 ACRES

K. If Multiple Housing:
 Total acres of property 1.61
 Acres in floodplain 0 Percent of total 0
 Acres in wetland (not in floodplain) 0 Percent of total 0
 Total dwelling units 8

Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent 8 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.

X. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

X. 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.

X. 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 longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

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

Yes No (Please check one)

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

Signature of Applicant

Date

Matt Hagan

11-13-15

Type/Print Name

Fee: *\$ 500.00*

Received by/Date: *H. Orndorff 11/13/15*

3698 Okemos Rd. SUP N(3)

The 1.01 acre site will be developed into 8 townhomes. Each unit will be 2 stories and are approximately 1315 square feet. The units are 3 bedrooms, 2.5 bathrooms, and will have a basement and 1-car garage. In addition to the 1 parking spot in the garage there will be 2 additional spots provided on site(total 24 spots) so each unit can be occupied by 3 unrelated people or a family.

Okemos Road Townhomes – SUP Application Questions

Please see the responses below as part of the SUP Application for 3698 Okemos Road.

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

We believe the project is consistent with the intent and purpose of this chapter. Our zoning is RD which allows for 5-8 units per acre. We have a 1.01 acre site and are proposing 8 Townhome units.

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The subject parcel was re-zoned from RR to RD by the Township Board just over a year ago. During those meetings it was stated by the Board members that the new zoning for the parcel was consistent with the Future Land Use Map.

3. *The project is to be 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.*

The surrounding properties are comparable in height and use. The building to the North is a multi-story apartment building and the properties to the East are 2 story 4-plex rental properties, both are zoned RC, which is a higher density zoning. It's also important to note that the property will be professionally managed and maintained.

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

The subject property is surrounded by a multi-story apartment building to the North, 4-plex units to the East and a daycare to the South. We feel the Townhomes, being a residential use of a similar density, will co-exist without issue in this setting.

5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*

We do not feel the addition of 8 Townhome units will be detrimental to the rental units in the immediate vicinity or to the community as a whole. Indications are that the rental market in the area is strong and can withstand the addition of these units. Also, the addition of 8 Townhomes represents large financial investment on an otherwise underutilized piece of property on a major corridor.

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.*

The project is adequately served by public facilities. There is existing water main and sanitary sewer to provide utility connections and any fire protection services. There is access to Okemos Road for any emergency services that may be required. There is public transportation available along Okemos Road via bus. Public safety and public recreation are both available nearby.

7. *The project is adequately served by public sanitation facilities if so designed.*

Public sanitary and water mains are located near the property and were constructed with sufficient capacity to support development of this property. The sanitary sewer will require some off-site work, but it exists along Okemos Road to service this parcel.

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

This project will not involve uses, activities, processes, materials or operations that will be detrimental to any persons, property or the general welfare. Traffic production will be fairly minimal with an 8-unit Townhome, a traffic analysis has been provided. Excessive noise is not anticipated from the project. There will be no excessive fumes or odors from the development. Lighting will be designed to meet the Township ordinance, (if provided), it will not provide unwarranted glare off the property.

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.*

The project is not located within prime agricultural soils, wetlands or major forests and there are no lakes, rivers or streams adjacent or on the property. The proposed project will construct minimal storm piping and utilize low impact treatment methods to collect and pretreat stormwater prior to outletting to the existing watershed. Existing runoff rates will be matched and water will be clean prior to discharge. There has been some minor tree work done at the site. Existing wildlife on the site would be limited to small animals, reptiles, birds and insects. The site is bordered on all 3 sides by existing development, and Okemos road forms the 4th boundary.

3698 Okemos Rd

<u>NO.</u>	<u>Room</u>	<u>Area</u>	<u>Living ?</u>	<u>Per Unit</u>	<u>Per Floor</u>
Lower	Utility	97.5	-		
Lower	Stairs	37.8	-		
Lower	Lower Rec	345.5	-		
1st	Pantry	9.4	-		
1st	Stairs	34.8	-		
1st	Coats	6.1	-		
1st	1/2 Bath	21.0	-		
1st	Kitchen	115.5	Y	115.5	
1st	Rear Hall	24.3	-		
1st	Front Hall	75.6	-		
1st	Fam/Din	198.7	Y	198.7	
1st	Walls, Shafts, etc	23.9	-		
				<u>509.3</u>	<u>4,074.40</u>
1st	Garage	255.2	-		
				<u>255.2</u>	<u>2,041.60</u>
2nd	Bed 1	188.3	Y	188.3	
2nd	Cl 1	12.8	-		
2nd	Bath 1	45.5	-		
2nd	Bed 2	117.4	Y	117.4	
2nd	CL 2	13.5	-		
2nd	Bath 2	77.2	-		
2nd	Stairs	32.7	-		
2nd	2nd Hall	89.1	-		
2nd	Bed 3	151.9	Y	151.9	
2nd	CL 3	19.7	-		
2nd	CL	12.2	-		
2nd	Walls, Shafts	43.9	-		
				<u>804.2</u>	<u>6,433.60</u>
	Per Unit	<u>2,049.5</u>		<u>771.8</u>	
	Building Total (8 Units)	16,396.0		6,174.4	
	Foundation	6,804.0			
		Gross	Net		
	Lower Level	4,500.0	3,846.4		
	1st Level	6,804.0	4,074.4		
	Garages	288.0	2,041.6		
	2nd Level	7,104.0	6,433.6		
		<u>18,696.0</u>	<u>16,396.0</u>		
	Average per Unit	2,337.0	2,049.5		

Gross = Area to exterior of outside walls
 Net = Area within the exterior walls.

7. Natural Features Report - Introduction, Site Location and Project Description

KEBS INC. is working on a Special Use Permit application for Okemos Road LLC. A natural features assessment is requested to be provided with the application. The Natural Features study includes a description of the anticipated impacts on the natural features 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 project is located on the East side of Okemos Road within Meridian Township and Ingham County. It is located North of Jolly Road, almost directly across from the existing Township Fire Station. The site is very small (Approximately 1 acre) and is a previously developed site. There are minimal landscaping and grass features on the site with a few existing trees. It is requested that a full natural features report is not required for the site.

(There are no wetlands or floodplains, no steep slopes, minimal wildlife, etc.)

Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

Mr. Matt Hagan
Hagan Realty Inc.
927 E. Grand River Avenue
East Lansing, MI 48823
517-351-0765

February 14, 2014

Dear Mr. Hagan:

This letter is to provide you with trip generation data for the proposed rezoning for an approximately one (1) acre parcel located at 3698 Okemos Road in Meridian Charter Township, Ingham County, Michigan. The site is located on the east side of Okemos Road, between Fox Hollow Drive and Coyote Creek Drive.

TEA, Inc. completed a Traffic Assessment in January of 2014 for the same parcel of land in which was a request for a rezoning from the existing Rural Residential (RR) to Professional Office (PO). This letter is a supplemental to the original traffic assessment in which the rezoning request has changed to a Multiple Family – Low Density (RD). A trip generation summary will be provided to show the difference between the existing zoning (RR), the first proposed rezoning (PO) and the new rezoning request of (RD).

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.

Traffic Generation

A comparison of trip generation for the existing zoning, the original proposed zoning in the January, 2014, traffic study and the new rezoning is summarized in **Table 1**. The trip generation rates were derived from the ITE Trip Generation Manual, 9th Edition.

Single-Family Detached Housing (ITE Code 210) was selected to represent the existing zoning category, Rural Residential (RR), for trip generation. Under the existing zoning (RR), the maximum number of residential units permitted is one (1) unit.

Animal Hospital/ Veterinary Clinic (ITE Code 640) were selected as representing the highest trip generator for the proposed rezoning category, Professional Office (PO), for trip generation. The square footage under the original rezoning request category (PO) is based on the size of the largest building footprint that will fit this site, which is approximately 7,300 square feet.



Apartment (ITE Code 220) was selected to represent the proposed new zoning category, Multiple Family – Low Density (RD), for trip generation. The new rezoning request category (RD) has a maximum of eight (8) units per acre. The ITE description is as follows:

Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadraplexes and all types of apartment buildings. The studies included in this land use did not identify whether the apartments were low-rise, or high-rise.

Based on this data, the existing zoning will generate one (1) trip in the AM peak hour, two (2) trips during the PM peak hour, and 15 trips on a weekday.

The originally proposed rezoning (PO) is expected to generate 30 trips in the AM peak hour and 34 trips in the PM peak hour. The ITE Trip Generation Manual does not provide a weekday total for Animal Hospital/ Veterinary Clinic; therefore, a weekday comparison was not available.

The proposed new rezoning (RD) will generate 8 trips in the AM peak hour and 22 trips in the PM peak hour with a weekday total of 172 trips.

It should be noted that under the existing RR zoning category, a veterinary clinic is allowed with a special use permit.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning – (RR)	1 Unit	0	1	1	1	1	2	15
January Traffic Assessment Study Proposed Rezoning (PO)	7,300 SF	22	8	30	13	21	34	N/A
Proposed Rezoning – (RD)	8 Units	2	6	8	14	8	22	172

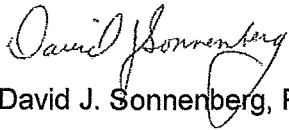


Sight Distance

As previously show in the January, 2014, traffic assessment, the field review shows that there is approximately 800 feet of sight distance to the north to the intersection of Tamarack Drive and Knob Creek, which is a signalized intersection. To the south, the sight distance is well over 1,000 feet. The Ingham County Department of Roads sight distance requirement for a five-lane roadway with a 45 MPH speed limit is 565 feet. There are no sight distance issues with this property.

We appreciate the opportunity to work with you and look forward to working with you again in the future. Should you need further information, please contact this office.

Sincerely,



David J. Sonnenberg, PE





KEBS, INC

Engineering • Surveying

November 13, 2015

Mr. Bob Peterson, P.E.
Ingham County Department of Transportation and Roads ("ICDTR")
301 Bush Street
P.O. Box 38
Mason, Michigan 48854-0038

Re: Okemos Road Townhomes – SUP Submittal

Dear Mr. Peterson:

We are preparing SUP Plans for submittal to Meridian Township. One of the Township requirements is to provide written comments from ICDTR. Please find enclosed 1 copy of the proposed site plan for the Okemos Road Townhomes for your review and comment. Your written comment back would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Greg Petru, P.E.
KEBS, Inc.

Enclosures: 1 Site Plan

Cc: Mark Kieselbach



KEBS, INC

Engineering • Surveying

November 13, 2015

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

Re: Okemos Road – SUP Submittal

Dear Mr. Love:

We have prepared SUP Plans for 8 Townhomes 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 Okemos Road Project 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, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: 1 Site Plan



KEBS, INC

Engineering • Surveying

November 10, 2015

Younes Ishraidi, P.E.
Meridian Township Engineering Department
5151 Marsh Road
Okemos, Michigan 48864-1104

Re: Okemos Road Townhomes – SUP submittal

Dear Mr. Ishraidi:

We have prepared SUP Plans for our submittal to Meridian Township. One of the Township requirements of the SUP application requests a review from the Township Engineer. Please find enclosed a proposed site plan for the Okemos Road Townhomes for your preliminary review and comment to the Township Planning Department. Your written comment back would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: Site Plan

Cc: Mark Kieselbach

**William F. Savage
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail
East Lansing, MI 48823
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

December 10, 2015

**Harmony Gmazel, Associate Planner
Charter Township of Meridian
5151 March Road
Okemos, MI 48864**

RE: Okemos Road, 8 Townhouses

Hi Harmony:

I have reviewed the information provided by Traffic Engineering Associates, and have found the daily traffic a bit high. I believe that the daily traffic will be closer to half that amount for 8 townhouses.

Sincerely,

WFSavage

William F. Savage

SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)


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.

CHARTER TOWNSHIP OF MERIDIAN
MEMORANDUM

DATE: December 10, 2015

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

RE: Zoning Amendment #15080 (Township Board), amend Section 86-473 Street Trees

At the November 9, 2015 meeting, the Planning Commission held a public hearing and discussed the Township Board initiated ZA #15080, a proposal to amend Section 86-473 Street Trees in the zoning ordinance. Based on the many comments made at the meeting, a revised draft is attached to more clearly support the intent of the ordinance. New text appears in **RED**.

The amendment to 86-473 has two purposes. First, to continue to require the installation of street trees for all nonresidential and multiple-family projects and to officially extend the requirement to all planned unit developments. The second purpose of the amendment is to preserve, when feasible, existing trees located in road rights-of-way by allowing them to substitute for new street trees and by reviewing proposals to remove existing trees when new projects are proposed. It is not necessary to include platted subdivisions in this ordinance since there is an existing requirement for the installation of street trees in subdivisions in the Land Division ordinance (Section 62-64(2)(e)).

Attachments

1. Proposed amendment to Section 86-473 Street Trees dated November 11, 2015
2. Current Section 86-473 Street Trees
3. Section 86-367 Street Setbacks and Service Drives map

Sec. 86-473. Street trees.

THE PURPOSE OF THIS SECTION IS TO PROTECT, PRESERVE, AND PROVIDE TREES ALONG AND NEAR STREETS WITHIN THE TOWNSHIP; TO PROVIDE FOR PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE GAINED FROM THE VISUAL AESTHETICS, AIR PURIFICATION, AND TRAFFIC CALMING BENEFITS OF TREES; TO PROMOTE AND RETAIN THE TOWNSHIP'S NATURAL BEAUTY; AND TO IDENTIFY, ADDRESS, MITIGATE, AND RESOLVE CONCERNS REGARDING TREES DURING THE DESIGN PHASE OF PROJECTS.

~~A. PLANTED STREET TREES. Street trees shall be required PLANTED along major PRINCIPAL AND MINOR ARTERIAL streets as designated in Section 86-367. Street trees shall also be required PLANTED along all secondary COLLECTOR and local streets as part of any multiple-family or nonresidential development occurring along such streets. The following minimum standards shall be utilized for street tree plantings:~~

A. NEW STREET TREES. NEW STREET TREES SHALL BE PLANTED AS PART OF ANY NONRESIDENTIAL OR MULTIPLE-FAMILY DEVELOPMENTS, PLANNED UNIT DEVELOPMENTS (PUD), MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD), AND COMMERCIAL PLANNED UNIT DEVELOPMENTS (CPUD), USING THE FOLLOWING MINIMUM STANDARDS:

(1) Location OF NEW STREET TREES SHALL BE DETERMINED BY STREET CLASSIFICATIONS FOUND IN SECTION 86-367.

a. **ARTERIAL STREETS: NEW STREET TREES SHALL BE PLACED PLANTED IN A MANNER DETERMINED APPROPRIATE BY THE DIRECTOR OF COMMUNITY PLANNING & AND DEVELOPMENT WITH INPUT FROM INGHAM COUNTY ROAD DEPARTMENT AND THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.**

b. **COLLECTOR AND LOCAL STREETS: Street trees shall be placed PLANTED between the curb line OR EDGE OF PAVEMENT and the right-of-way line of the street FOR COLLECTOR AND LOCAL STREETS IDENTIFIED IN SECTION 86-367, PROVIDED SITE VISIBILITY SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH SECTION 86-474. FINAL DETERMINATION ON THE APPROPRIATENESS OF THE PROPOSED STREET TREE LOCATION(S) SHALL BE DETERMINED BY THE DIRECTOR OF COMMUNITY PLANNING & AND DEVELOPMENT WITH INPUT FROM INGHAM COUNTY ROAD DEPARTMENT OR THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION, AS APPLICABLE** when sufficient area is available within this area to meet road commission or state department of transportation standards for tree placement. If insufficient area is available, trees may be placed outside the right-of-way of the road. In no case shall any street tree be placed closer than four feet to a sidewalk or bike path.

- C. IN THOSE CASES WHERE A STREET TREE IS PLANTED LESS THAN FIVE FEET FROM THE CURB LINE OR A SIDEWALK/PATHWAY, MATERIALS SHALL BE INSTALLED WITH THE TREE(S) WHICH PREVENT HEAVING BY DEFLECTING THE ROOTS AWAY FROM GROWING DIRECTLY UNDER THE CURB, STREET, OR SIDEWALK/PATHWAY.

(2) Tree size. **NEW** street trees shall be at least two inches in caliper when planted. Any tree which dies within two years after planting shall be replaced by the developer.

B. **EXISTING TREES. IN AN EFFORT TO PRESERVE VIABLE EXISTING TREES AND IN LIEU OF PLANTING NEW STREET TREES, EXISTING TREES LOCATED IN THE RIGHT OF WAY OF ALL STREET CLASSIFICATIONS MAY BE PRESERVED AND USED AS STREET TREES SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT WITH INPUT FROM THE INGHAM COUNTY ROAD DEPARTMENT OR MICHIGAN DEPARTMENT OF TRANSPORTATION. THE FOLLOWING MINIMUM STANDARDS SHALL BE UTILIZED FOR ALL EXISTING TREES LOCATED WITHIN THE RIGHT-OF-WAY:**

~~(1) EXISTING TREES LOCATED IN THE RIGHT-OF-WAY OF ALL STREET CLASSIFICATIONS WITHIN MERIDIAN TOWNSHIP SHALL BE IDENTIFIED BY SPECIES AND DIAMETER AT BREAST HEIGHT ON PLANS SUBMITTED WITH ALL APPLICATIONS FOR SPECIAL USE PERMITS, PLANNED UNIT DEVELOPMENTS (PUD), MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD), COMMERCIAL PLANNED UNIT DEVELOPMENTS (CPUD), AND SITE PLANS, IF THEY MEET ONE OR BOTH OF THE FOLLOWING CRITERIA ARE PROPOSED:~~

- ~~a. OUTSTANDING SPECIMEN(S) OF A DESIRABLE TREE SPECIES AS DETERMINED BY THE DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT.~~

AN APPLICANT PROPOSES TO RETAIN AN EXISTING STREET TREE IN LIEU OF PLANTING A NEW TREE.

- ~~b. TREES POSSESSING DISTINCTIVE FORM, SIZE, AGE, OR LOCATION AS DETERMINED BY THE DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT.~~

AN APPLICANT PROPOSES TO REMOVE ONE OR MORE EXISTING STREET TREES LOCATED IN THE RIGHT OF WAY ABUTTING A DEVELOPMENT SITE AND DEMONSTRATES THE LACK OF FEASIBLE OR PRUDENT ALTERNATIVES CAUSING UNDUE HARDSHIP.

(2) EVALUATION OF EXISTING STREET TREES FOR EITHER SUBSTITUTION FOR A NEW STREET TREE OR FOR PRESERVATION SHALL BE BASED ON THE FOLLOWING CRITERIA: DESIRABILITY OF THE EXISTING TREE'S SPECIES, FORM, SIZE, AGE, LOCATION AND PHYSICAL CONDITION.

- (3) THE PRESERVATION OF INDIVIDUAL EXISTING TREES MEETING THE CRITERIA ABOVE SHOULD HAVE PRIORITY OVER THE DESIGN AND LOCATION OF PROPOSED STREETS, **ACCESS DRIVES**, AND INFRASTRUCTURE WHEN THERE ARE OTHER PRACTICAL ALTERNATIVES TO REMOVING THE TREE(S).
- ~~(4) THE APPLICANT IS RESPONSIBLE FOR DEMONSTRATING TO THE DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT THAT NO FEASIBLE OR PRUDENT ALTERNATIVES EXIST WITHOUT CAUSING UNDUE HARDSHIP.~~
- (5) **(4)** THE TOWNSHIP MAY IMPOSE CONDITIONS ON THE METHOD AND EXTENT OF THE PROPOSED ACTIVITIES IN THE RIGHT OF WAY, AS NECESSARY, TO ENSURE THEY WILL BE CONDUCTED IN A MANNER WHICH WILL MINIMIZE DAMAGE, ENCROACHMENT, OR INTERFERENCE WITH THE HEALTH AND WELL-BEING OF THE TREE.
- (6) **(5)** TREE PROTECTION MEASURES IDENTIFIED IN SECTION 22-179 OF THE CODE OF ORDINANCES MAY BE REQUIRED TO ASSURE THE HEALTH AND WELL-BEING OF EACH EXISTING TREE TO BE PRESERVED. ACTIVITIES SHALL SHOULD NOT BE CONDUCTED WITHIN THE DRIP LINE OF THE TREE, INCLUDING BUT NOT LIMITED TO PLACING OF SOLVENTS, MATERIAL, MACHINERY, VEHICLES, OR SOIL.
- (7) **(6)** ONE REPLACEMENT TREE SHALL BE PLANTED FOR EACH PRESERVED EXISTING TREE THAT DIES WITHIN 12 MONTHS AFTER COMPLETION OF THE PROJECT. TREE SPECIES AND PLANTING LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT. DECIDUOUS TREES SHALL BE A MINIMUM OF THREE **TWO** INCHES IN DIAMETER.

Meridian Charter Township, MI
Friday, December 11, 2015

Chapter 86. Zoning

ARTICLE V. Supplementary Regulations

DIVISION 1. Generally

§ 86-473. Street trees.

[Code 1974, § 83-1.14; Ord. No. 2008-10, 7-20-2008]

Street trees shall be required along major streets as designated in § 86-367. Street trees shall also be required along all secondary and local streets as part of any multiple-family or nonresidential development occurring along such streets. The following minimum standards shall be utilized for street tree plantings:

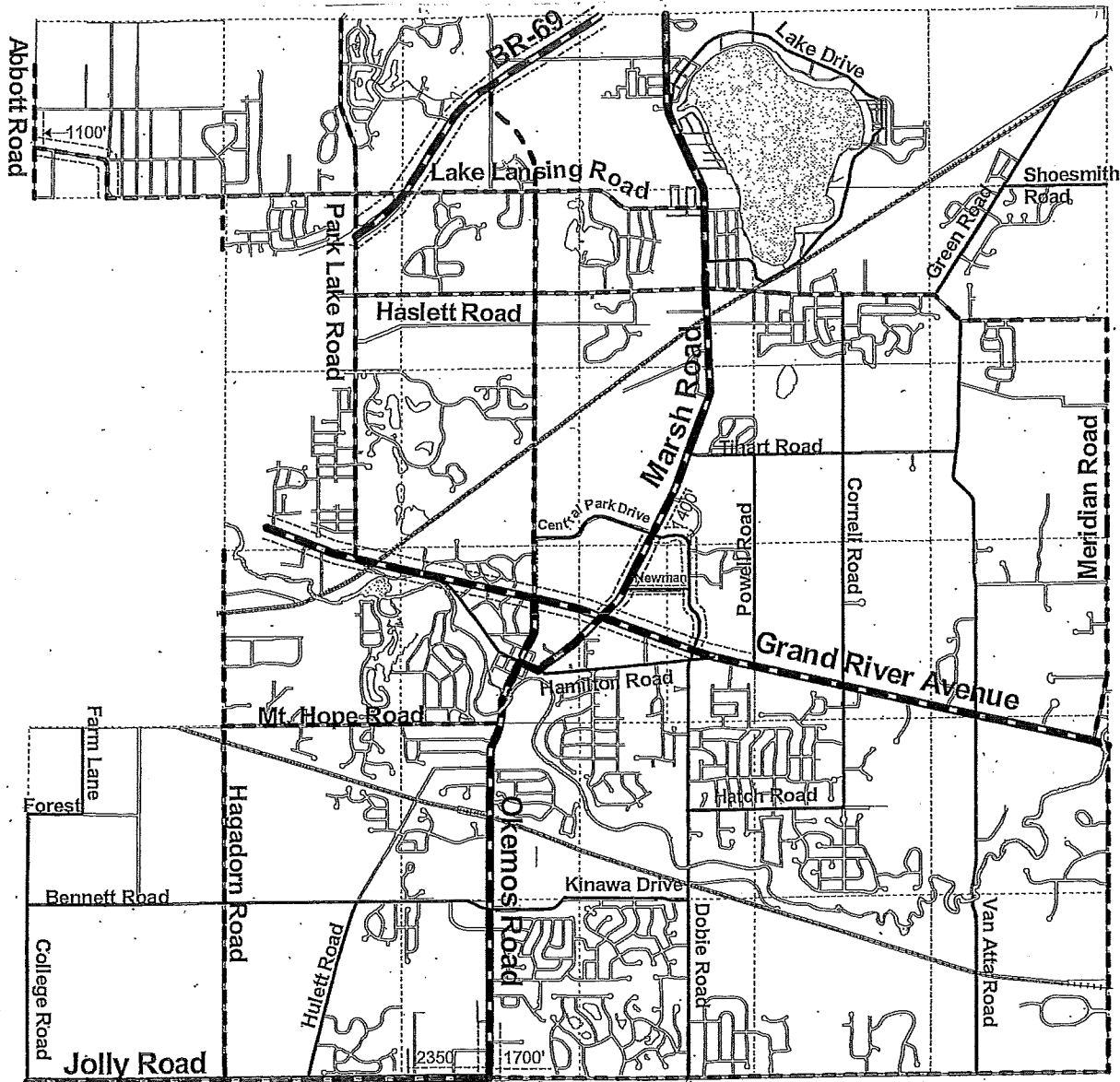
- (1) Location. Street trees shall be placed between the curblineline and the right-of-way line of the street when sufficient area is available within this area to meet road commission or state department of transportation standards for tree placement. If insufficient area is available, trees may be placed outside the right-of-way of the road. In no case shall any street tree be placed closer than four feet to a sidewalk or bike path.
- (2) Tree size. Street trees shall be at least two inches in caliper when planted. Any tree which dies within two years after planting shall be replaced by the developer.

Cross reference: Vegetation, ch. 82.

Section 86-367

Schedule of Regulations

STREET SETBACKS AND SERVICE DRIVES



Classifications	Setback from C/L
— Collector	85'
- - - Minor Arterial	100'
— Principal Arterial	100'
- - - Required Frontage Road/Service Drive Locations	

Local Street Setback: 25' from street right-of-way line

Street Trees required along all Principal and Minor Arterials

For designated Truck Routes, refer to Chapter 21 of the Code of Ordinances