

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING
and
WORK SESSION

February 23, 2015

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. January 26, 2015 Regular Meeting
 - B. January 26, 2015 Work Session Meeting
 - C. February 9, 2015 Work Session Meeting
4. Public remarks
5. Communications
6. Public Hearings
7. Unfinished Business
8. Other Business
 - A. Mixed Use Planned Unit Development Concept Plan - Okemos Town Center (Kansas Street and Jolly Oak Road)
 - B. Commercial Planned Unit Development Concept Plan – Meridian Mall (new building)
 - C. Mixed Use Planned Unit Development Concept Plan – The Avenue on Grand River (Meridian Pointe – 2655 Grand River)
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office) and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit

Planning Commission Agenda

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development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road.

- B. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

11. Site Plans received

- A. Site Plan Review #15-01-30 (Michigan State University Federal Credit Union), request to amend an approved site plan to add four parking spaces at 1775 Central Park Drive
- B. Site Plan Review #15-01 (Fedewa), request to develop a 5-unit townhouse project to be located at 2043 Hamilton Road
- C. Site Plan Review #15-14-14 (Boomer Group), request to amend an approved site plan for an all-suites hotel by increasing the building size from 57,000 to 62,684 square feet and increasing the number of rooms from 107 to 111, to be located at the northeast corner of Jolly Oak Road and Water Lily Way (2350 Jolly Oak Road)
- D. Site Plan Review #15-14-04 (Wolverine Building Group), request to amend an approved site plan to add 2,080 square feet to the Whole Food's building under construction at 2750 Grand River
- E. Site Plan Review #15-14-04-2 (Wolverine Building Group), request to amend an approved site plan to add a 3,275 square foot mezzanine to the Whole Food's building under construction at 2750 Grand River

12. Site Plans approved

- A. Site Plan Review #14-04-2 (Wolverine Building Group), request to amend an approved site plan to add 3,600 square feet to the Whole Food's building under construction at 2750 Grand River Avenue
- B. Site Plan Review #14-15 (Dawn Avenue Associates), request for a roof addition, redesign of the parking lot and stormwater management plan at 4884 Dawn Avenue
- C. Site Plan Review #15-88-13 (St. Martha Church), request to amend an approved site plan to reduce the building addition size at 1100 Grand River Avenue

13. Public Remarks

14. Adjournment

Post Script: Tom Deits

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).

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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)

Work Session Meeting

1. Call meeting to order
2. Approval of agenda
3. Discussion
 - A. 2005 Master Plan Update - Plan Structure
5. Public remarks
6. Adjournment

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Regular Meeting
March 9, 2015**

Regular Meeting

1. **Public Hearings**

- A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office) and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road.
- B. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

2. **Unfinished Business**

3. **Other Business**

Work Session Meeting

- C. 2005 Master Plan Update

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 26, 2015**

DRAFT

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

PRESENT: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioner Cordill
STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Oranchak

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 Jackson.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Tenaglia moved to approve the Regular Meeting Minutes of January 12, 2015. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Jerry Fedewa, G.S. Fedewa Builders, 5570 Okemos Road, East Lansing, spoke to the changes made to Special Use Permit (SUP) #14121 as a result of comments and discussion during the public hearing on this request.

Chair Scott-Craig closed public remarks.

5. Communications

- A. Elaine Hauptman, 2068 Tomahawk Circle, Okemos; RE: SUP #14121 (Fedewa)
- B. Betty Tesner, 1909 Tahoe Circle, Okemos; RE: SUP #14121 (Fedewa)

6. Public hearings (None)

7. Unfinished Business

- A. Special Use Permit #14121 (Fedewa), request to construct a 6-unit multiple family townhouse complex at 2043 Hamilton Road
Principal Planner Oranchak summarized the proposed changes to the special use permit (SUP) request as outlined in staff memorandum dated January 22, 2015.

Commissioner Ianni 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 #14121 (G. S. Fedewa Builders) to construct a single multiple family building consisting of five townhouse units subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by BRS Engineering dated January 20, 2015, and elevation plans and floor plans dated November 18, 2014, subject to revisions as required.
2. The applicant shall obtain all necessary variances from the Zoning Board of Appeals prior to work taking place related to the project or revise the plans to comply with zoning ordinance standards.
3. Black walnut trees shall be removed from the site and hazardous trees posing a threat to abutting properties shall be removed or appropriately pruned.
4. Landscape material shall be interspersed among existing trees along the south property line to create a dense buffer between the site and abutting single-family residences to the south. On the west side of the site, within the sphere of influence of black walnut trees, plant material shall be installed on top of a four to five foot tall sandy berm. The landscape plan submitted for site plan review shall include plants tolerant of proximity to black walnut trees such as Norway Spruce. Species and location of plant material shall be subject to the approval of the Director of Community Planning and Development.
5. A maximum six foot tall privacy fence shall be installed along the east property line. Fencing materials and design shall be submitted with the site plan review application. Fence materials and design shall be subject to the approval of the Director of Community Planning and Development.
6. Street trees shall be required along Hamilton Road and shall be depicted on the landscape plan submitted for site plan review. Species and location of trees shall be subject to the approval of the Director of Community Planning and Development.
7. 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.
8. 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. Light poles, if installed, shall be no taller than 18 feet or consistent with lighting at Grange Acres, whichever is shortest.
9. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
10. 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.
11. 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.
12. 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 Van Coevering.

Planning Commission, staff and applicant discussion:

- Concerns expressed by neighbors and Planning Commission comments during the public hearing have resulted in a redesign of the project
- Development is a good infill project near the downtown Okemos area
- Project is within walking distance of parks and downtown shopping
- Option to redesign the drainage pond to accommodate future parking spaces
- Possible option to redesign the drainage pond along the east side of the property to ensure the needed capacity remains
- Traffic report does not provide information on the net change in traffic from one development to another on the same parcel of property
- Concern with approval of this SUP with future parking and bicycle parking in the retention area
- Site changes will be made during the site plan review process
- Moving the building back five (5) feet to its original location will eliminate the need for the retention area variance
- Planning Commissioner belief the question before the Zoning Board of Appeals (ZBA) will be whether the applicant will be held to the standard for the extra parking
- ZBA has the authority to grant the exception
- Moving the building five (5) feet toward the road causes a variance for the driveway
- Confidence in staff to place the building where it is best situated
- Ongoing responsibility of the property owner to maintain landscaping is subject to code enforcement regulations
- Landscape buffers and natural screenings as mechanisms to make the project harmonious with the surrounding area
- Applicant has met with the Hauptman's on their property to address their concerns
- No citizens have attended this meeting to object to the project
- Drainage along the side is only one (1) foot in depth, evaporates and can be moved back, allowing for parking spaces with a drainage pipe underneath
- Applicant's preference not to apply for any variances
- Adjoining neighbors will receive notification for site plan review if they wish to attend and comment
- Applicant provided several hypotheticals regarding placement of the building on the site based on comments from the last Planning Commission discussion of this issue
- Appreciation to Dr. Kielbaso for his knowledge and expertise in resolving some of the concerns
- Appreciation to Mr. Fedewa for his efforts and cooperation with the neighbors for resolution to their concerns

Commissioner Van Coevering offered the following friendly amendment:

- **Add condition #13: The building will be moved five (5) feet to the south in accordance with site plans prepared by BRS Engineering dated January 20, 2015.**

The amendment was accepted by the maker of the motion.

ROLL CALL VOTE: YEAS: Commissioners DeGross, Deits, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

8. Other Business

- A. Okemos Town Center Mixed Use Planned Unit Development (MUPUD) Concept Plan

Director Kieselbach summarized the Okemos Town Center MUPUD Concept Plan as outlined in staff memorandum dated January 15, 2015.

Brent Forsberg, TA Forsberg, Inc., 2422 Jolly Road, Okemos offered history on the subject parcel, displaying photographs on the overhead projector of its industrial use. He spoke to the need for multi-family housing stock in the area to accommodate the influx of new employees for Delta Dental and Jackson National Life.

Mr. Forsberg addressed life-style needs of the “renters by choice” demographic. He outlined several aspects of the site which promoted connectivity, spoke to the modern mountain architecture (building design) and the repurposing of older buildings.

Planning Commission and applicant discussion:

- Appreciation for adding new types of architecture to the community
- Applicant is working with Delta Dental and Jackson National Life to determine the appropriate product mix
- Product mix will include housing suitable for empty nesters
- All units will be leased
- \$1,000 to \$2,500 as a potential price point
- Appreciation for this project as infill development
- MUPUD ordinance was designed to exchange flexibility and density for commercial and office mixed use
- Concern that 95% of this development is multi-family housing
- Concern with the large number of alterations in setbacks which will be requested
- Applicant is requesting a 20% increase in density
- Planning Commissioner statement that four (4) out of the last five (5) MUPUDs have been multi-family housing developments “disguised” as mixed use
- Applicant believed the MUPUD was the best tool to use in order to meet Township requirements
- Project will create synergy with the surrounding uses
- 35 foot height limit in the current Professional and Office (PO) designation would require one story of the building to be removed
- Requested C-2 designation allows for a 45 foot height limit
- Life Style Center would not be allowed in the PO designation
- Applicant’s intent to have a private business lease the fitness center space
- Clean up of the area will improve the Township
- Some units should be ADA compliant to attract a more diverse population
- Applicant has not yet determined the types of unit mix for housing, but will be considered at the appropriate time
- Water Lily Way, as shown on the map, does not currently exist
- Several years ago, one of the initial PO site plans incorrectly labeled half of Jolly Oak Road as Water Lily Way
- Ferrins Parkway will remain a private road due to its width and the property owner will maintain the road
- Water Lily Way to Jolly Road does not require a new curb cut
- Planning Commissioner belief if this project is approved as a MUPUD, it will be a change in Planning Commission policy
- For quite some time, the Township has needed to look at form based code and a redevelopment planned unit development ordinance
- Lack of validity to the “argument” that because there are businesses nearby, it should be a MUPUD (e.g., rezoning of the old central fire station and MARC to C-2)

- Pond, fitness center and connectivity to the existing pathway system are amenities
- “Mix” must take the surrounding community into consideration
- Site was remediated in 1995 when the construction company closed down
- Phase I and possibly Phase II environmental will be part of the construction underwriting requirement for the financiers
- Project will generate a large amount of traffic
- Traffic study will be submitted as part of the rezoning request
- Study will include the possibility of a shuttle service
- Consideration of a pedestrian walkway or walkable lane across the highway
- First market rate product in this market for the developer in an effort to diversify its portfolio
- Developer has identified the Jackson National Life demographic as the primary market for this development, with some overlap into other market uses
- Rezoning to a multiple family category wouldn’t work due to multiple setback constraints and building size restrictions
- This 40 acre site has less than 20 acres of buildable property
- Project cannot be a planned unit development (PUD) as there must be a minimum of 50% upland and open space
- Possible times for Planning Commissioner tours of the Okemos Town Center property

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

Chair Scott-Craig polled members of the Planning Commission for interest in attending various training sessions. He addressed the Planning Commission having one Commissioner attend other Boards and Commissions meetings (Zoning Board of Appeals and Economic Development Corporation). Chair Scott-Craig announced he will represent the Planning Commission at the Township Board meeting on the Appeal of Special Use Permit #14111 (Former Northwest Tire Site). He reminded fellow Commissioners the next Environmental Commission Green Themes talk will be held on February 4, 2015, and a talk will be held at the Okemos library on February 5, 2015 titled “GMOs, a Miracle or Menace.”

Principal Planner Oranchak reported she has spoken with staff people from various communities and received interesting information on the cost of consultants and request for proposals relative to their Master Plans, noting she is working on compiling the data for distribution to Planning Commission members.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Scott-Craig opened and closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:59 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

January 26, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Deits, Honicky, Ianni, Van
Coevering, Tenaglia and De Groff
ABSENT: Commissioner Cordill
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 9:18 P.M.

2. Approval of agenda

VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Master Plan Update

- Structure of the Master Plan
- Where we are, Where do we want to go, How will we get there
- Discussion of Midland, Kalamazoo, Grand Rapids and Ypsilanti Master Plans
- Midland Master Plan Table of Contents review shows different approach
- Midland plan begins with a picture of the community incorporating data analysis and trends and the natural features of land
- Midland Future Land Use Chapter with discussion of existing land uses and list of goals in the middle of the document
- Chapters after Future Land Use incorporate either recommendations or goals
- Support for using the Midland model but begin with a "goals" chapter
- Question about which chapter(s) to update first
- Existing land use is a priority to identify undeveloped land and compare to future land use map
- Desire to review the sewer interceptor map
- Interest in reviewing the extend of the current sewer system map and sizing for the rest of the Township
- Question about the population to be served in the Georgetown payback district
- Suggestion to ask Manager Walsh to form a small work group with the Township Board
- Planning Commission must identify a purpose for convening a work group
- Overview of the process to adopt the Master Plan
- Midland plan is a road map, explanation of how the pieces fit together
- Prepare mock-up of table of contents
- Chapter 1 Goals then topics for new Master Plan
- Snapshots of what exists compared to Midland

4. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 10:15 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

February 9, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Deits, Honicky, Cordill, Ianni,
Van Coevering, Tenaglia and De Groff
ABSENT: None
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

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

2. Approval of agenda

Vice-Chair Jackson moved to approve the agenda. Seconded by Commissioner Cordill.

3. Meridian EDC 2015 Goals, Objectives and Assignments

Meridian Township ED Chair Christopher Buck

- Economic Development Corporation (EDC) vision to collaborate with other boards and commissions
- EDC does not have authority to implement or change policy but wants to be part of the process and influence those who have power
- EDC members are cool headed with good brains
- Three main targets for 2015: the MARC; working with LuAnn Maisner to re-imagine the Farmer's Market, and help lead efforts to ensure thriving business districts
- The Township will be seeking purchasers for the Meridian Area Resource Center (MARC) building and the old Central Fire Station now that the entire area is zoned for commercial use
- The MARC may need to find a new location before the end of the year.
- The EDC is agreeable to take over administration of the MARC from the Meridian Area Business Association (MABA) since MABA's interest is waning
- Vision for the Farmers Market in 5-10 years of a multi-attraction destination
- Help lead effort to insure business districts are thriving in the areas of Haslett, Carriage Hills and Grand River Corridor
- Proactive in zoning and sign ordinance revisions
- Mid-Michigan Program on Greater Sustainability (MMPGS) charrette drawings as vision of the Grand River Corridor's future
- To get to future need action people to work together then figure out what it will take
- Welcome the right kinds of businesses
- Progress has been made with Goals #2 and #3, others are works in progress, there is no overnight fix
- Planning Commission huge part of attracting and being business friendly
- No process for the EDC to offer advice up-front
- Commissioner Tenaglia will attend EDC as Planning Commission liaison to facilitate communication by reporting back

- Work with Manager Walsh to disseminate information about businesses interested in locating in the Township
- Seek information about all parcels available for development or available built locations
- Question about the purpose of the MARC
- MARC was created by Meridian Township, EDC and MABA
- MARC offers shared work space for small start-up businesses. No coaching or mentoring but cubicles, large meeting room, conference room, phone, mail address
- Space in the MARC is rented Rotary and Sylvan Learning Center for revenue streams
- Objective #2 sounds like a strategy to circumvent legal and long-term planning to change ordinances of specific interest to the EDC
- Decisions to prioritize sign and parking ordinances are Township Board and Planning Commission decisions
- No response to the EDC's report on outreach session with developers
- Planning Commission is unaware of problems with the sign ordinance
- Have an obligation to consider client's wants and determine if change is necessary
- People of the Township are also customers
- Propose a sunset on non-conforming signs
- One example of sign ordinance problem with explanation of sign location dispute
- EDC Board wants balance between residents and businesses

4. MMPGS Regional Affordable Housing Study

Dr. Suk-Kyung Kim, Michigan State University

- Dr. Kim's role to establish problems, conditions and offer suggestions for the Regional Affordable Housing Study and the 5-year plan
- Research: surveys, interviews, site visits, reviewing plans and inspecting housing
- Meridian Township has a higher median value and higher income than the region
- Dr. Kim is a Meridian Township resident who transitioned from renter to home ownership in the last five years
- Regional research: population getting more diverse, decrease in manufacturing
- Ingham County: higher international population, higher education, unemployment increasing
- Per HUD, housing is not affordable when it is 30 percent or more of household income
- 2009-2013 U. S. Census estimates show over 50 percent of Meridian Township households that rent spend more than 30 percent of household income on rent
- 2009-2013 U.S. Census estimates show approximately 29 percent of households with mortgages spend more than 30 percent of household income for housing costs
- Where data for "selected monthly income costs as a percent of household income" can be computed, the 2009-2013 U. S. Census estimates approximately 14 percent of Meridian Township households without mortgages spend more than 30 percent of household income on housing costs
- Young professionals preference for rental housing is a national trend that may be due to debt obligations or transiency
- Michigan housing is affordable for 30-40 year olds and Land Policy Institute research shows people are coming back to Michigan for good education and affordable housing
- Ingham County has a higher vacancy rate than the rest of the region
- Land Bank wants to rehabilitate vacant residential buildings and make them available for low income residents
- Meridian Township is in a good position: vacancy rate is not high, housing is not old, housing has been well-maintained

- Housing cost is linked to quality of housing
- Rental market in Meridian Township is growing
- Recommendation to conduct a design charrette for housing
- Meridian Township voices: More housing diversity – single-family may not be attractive to those who are coming to the area; cannot avoid housing low income – plan to accommodate all socio-economic groups; housing is costly and public transportation is deficient
- With high incomes and education levels, fewer Meridian Township households should be spending 30 percent or more of household income on housing costs
- Conduct housing market analysis to identify options for lowering housing costs
- Meridian Township has a reputation it is only for wealthy people
- Housing solutions – all groups need to collaborate to find for the future of housing
- Important topics include: mixed use, public transportation, walking and aging in place
- Slight growth in households 65 years of age and older
- Charts of Major Housing Statistics compare 2000 and 2010 housing occupancy, housing tenure, household type by tenure
- Charts of Selected Housing Characteristics provide estimated data for 2009 - 2013
- Consider more affordable, alternative housing for empty-nesters
- Aging in place not necessarily staying in family home but in the same community
- Affordable housing is not available for aging who want a smaller home in Meridian Township
- Zoning ordinance standards for minimum dwelling size whether single or multiple family are too large
- Prospective homeowners looking for different types of housing, not just single family homes
- Consider different types of housing to target various age groups, international populations, low income and people with disabilities
- Multiple choices, not simply rentals
- Consider the needs of different populations, for example, families with children of different genders look for housing with at least three bedrooms
- Mix different social and income groups in one community
- Developers look for incentives to include low income housing units, projects become risky without incentives
- Bath Township housing originally for students now accepting low income and Stonehenge on Lake Lansing Road as examples
- 20-30 and 60-70 year olds have similar desires for housing – walkability for commuting and recreation or for wheelchairs and walkability for recreation. Both age groups looking for affordability through energy efficiency
- Zero-step housing and extreme energy efficient housing are new housing types being sought
- Mayberry Homes Energy Star homes offer utility savings
- Net Zero – Not many in this area
- All different stakeholder groups must be part of the affordable housing conversation and work together
- Difference between the three counties: Eaton and Clinton have a larger aging population while Ingham is younger
- Ingham County better able to have a conversation about different housing types due to diversity
- Approval will look different depending on the location
- High-tech homes for disabled facilitate self-sufficiency—hand held devices; one bathroom button to connect children, 911 and police; motion-detection sends report to property manager
- Habitat for Humanity shut out of Meridian Township due to minimum size requirements
- Small home communities becoming popular

5. Discussion

A. Master Plan Update

1. Synthesis of the 2005 Master Plan sections and the new Goals and Objectives

- Master Plan Structure
- Different arrangement of chapters and information
- Finer grained
- Current Plan includes description and recommendation
- Proposed arrangement – leave out the recommendation
- Organize chapters by “goals,” in each chapter “what have,” “what want,” “how to get there”
- Introduction to include Goals and Objectives and description of the how the document is designed and how to use it
- No mention of “affordable housing” in Goals and Objectives
- Purpose of preparing a build-out analysis of the future land use map
- Instead of “affordable” use “diverse” housing
- Possible Township Board review of Goals and Objectives during a work session
- Create committees and invite Township Board members to work on each
- Discussion of the Michigan Planning Enabling Act process and the Planning Commission’s role as author of the master plan
- Buy-in needed from the Township Board since it approves or rejects the Planning Commission’s plan
- Comments on potential for form-based code ordinance and difference between form-based and traditional zoning
- Election mandates such as the parks millage, road millage, CATA millage, express public values and expectations

2. Community Cost and Scope Comparison

- Discussion of the \$50,000 budget for the master plan update
- Review of expenditures by communities that have prepared a master plan recently
- Unsure about Township Board’s expectations
- Contact Supervisor LeGoff and/or Manager Walsh to organize a meeting with the Township Board

4. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 9:45 p.m.

Respectfully Submitted,

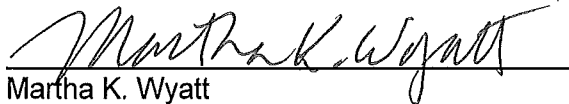
Gail Oranchak, AICP
Principal Planner

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: February 20, 2015

RE: Proposed retail building at Meridian Mall, 1982 Grand River Avenue

Jeff Kyes, acting as the representative for CBL Properties, is in the process of completing plans for a proposed addition to Meridian Mall. The project includes a retail building, to be located in an outlot, in the southwest corner of the Meridian Mall site, at 1982 Grand River Avenue. Access to the site is from the existing internal mall driveway. The final details of the project have not been finalized thus a public hearing has not been scheduled, however it was suggested the applicant discuss the project at a Planning Commission meeting prior to final submittal of the plans.

The applicant has provided a proposed site plan and an aerial photograph of the subject site showing 2 sight line areas as follows: a view from the intersection of Grand River Avenue and Marsh Road, looking west to the site; and a view from the Meijer driveway (at Grand River Avenue) looking east to the site. The proposed site plan also shows existing trees that are to be preserved or removed. Several trees located within the two sight line areas are proposed to be removed, which are shown as shaded (black) tree symbols.

A third plan shows the location of a former bank building (Great Lake Federal Savings) that had previously occupied the site, which was removed several years ago.

Attachments

1. Site plan showing former bank building
2. Proposed site plan with sight lines
3. Aerial photograph showing sight lines

G:\commun plng & dev\plng\cpud\ 2015\cpud 15-13034(meridian mall)\staff reports\cpud 15-13034 memo PC trees

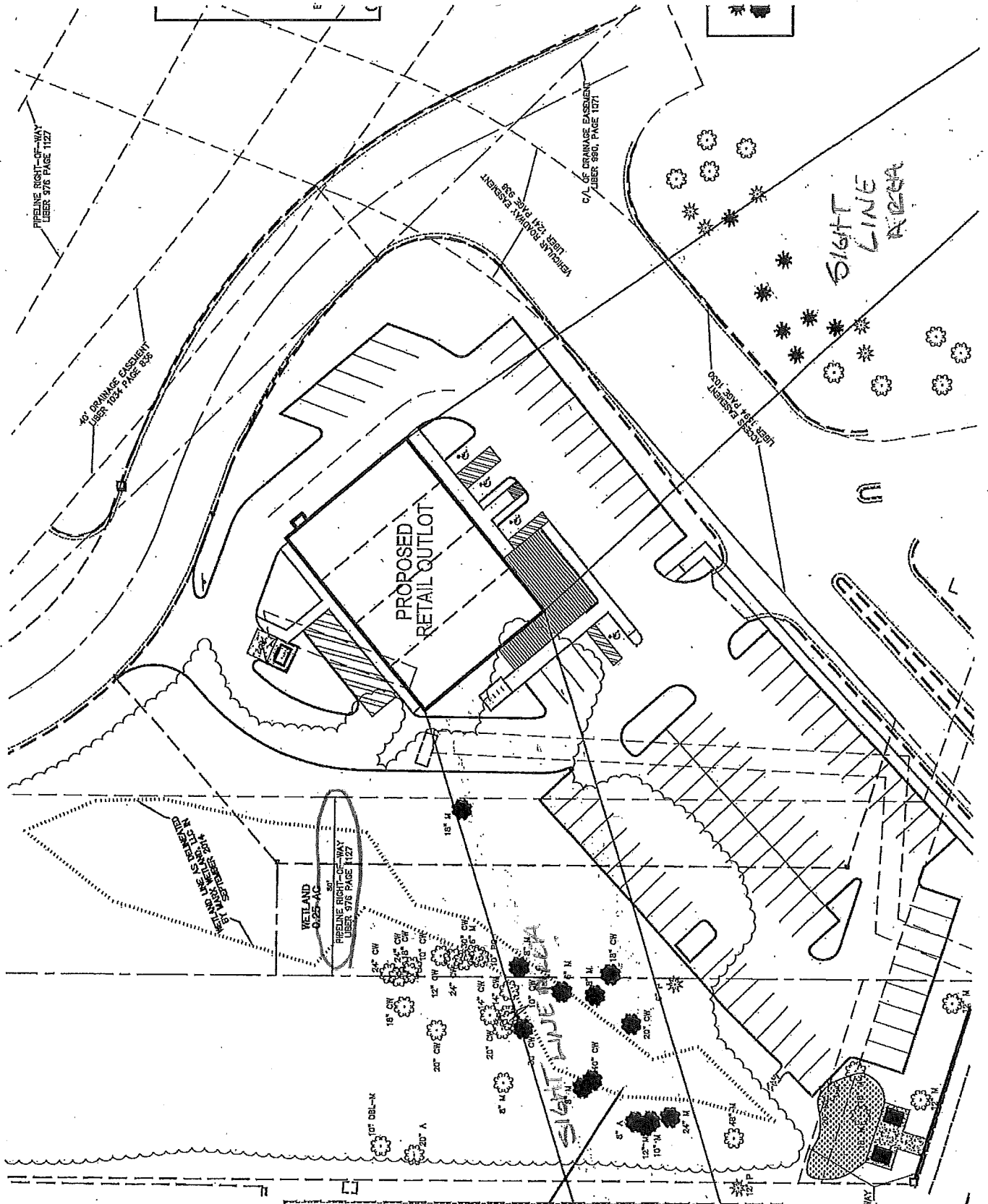
RECEIVED
 FEB 19 2015
 MISSISSAUGA

BXT
 BURKIN
 K1116

FOR BUILDING NEW FROM GRASS
 RIVER AVE. CUT & REMOVE ALL
 COTTONEGRO, POPULAR AND ASH IN
 THIS AREA.

- EX - TREE LEGEND:
- SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - GAS/SEWER
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - CITY WIRE
 - UTILITY PENETRAL
 - TRANSFORMER
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SIGN
 - POST
- EX - TREE LEGEND:
 - COTTONEGRO
 - MAPLE
 - POPLAR
 - ASH
 - PINE
 - EVERGREEN
 - DECIDUOUS
 - SHRUB

72 HOURS
 (3 WORKING DAYS)
 BEFORE TYPING
 PART MEETING



PIPELINE RIGHT-OF-WAY
 LIBER 576 PAGE 1127

48\"/>

WETLAND
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 PIPELINE RIGHT-OF-WAY
 LIBER 576 PAGE 1127

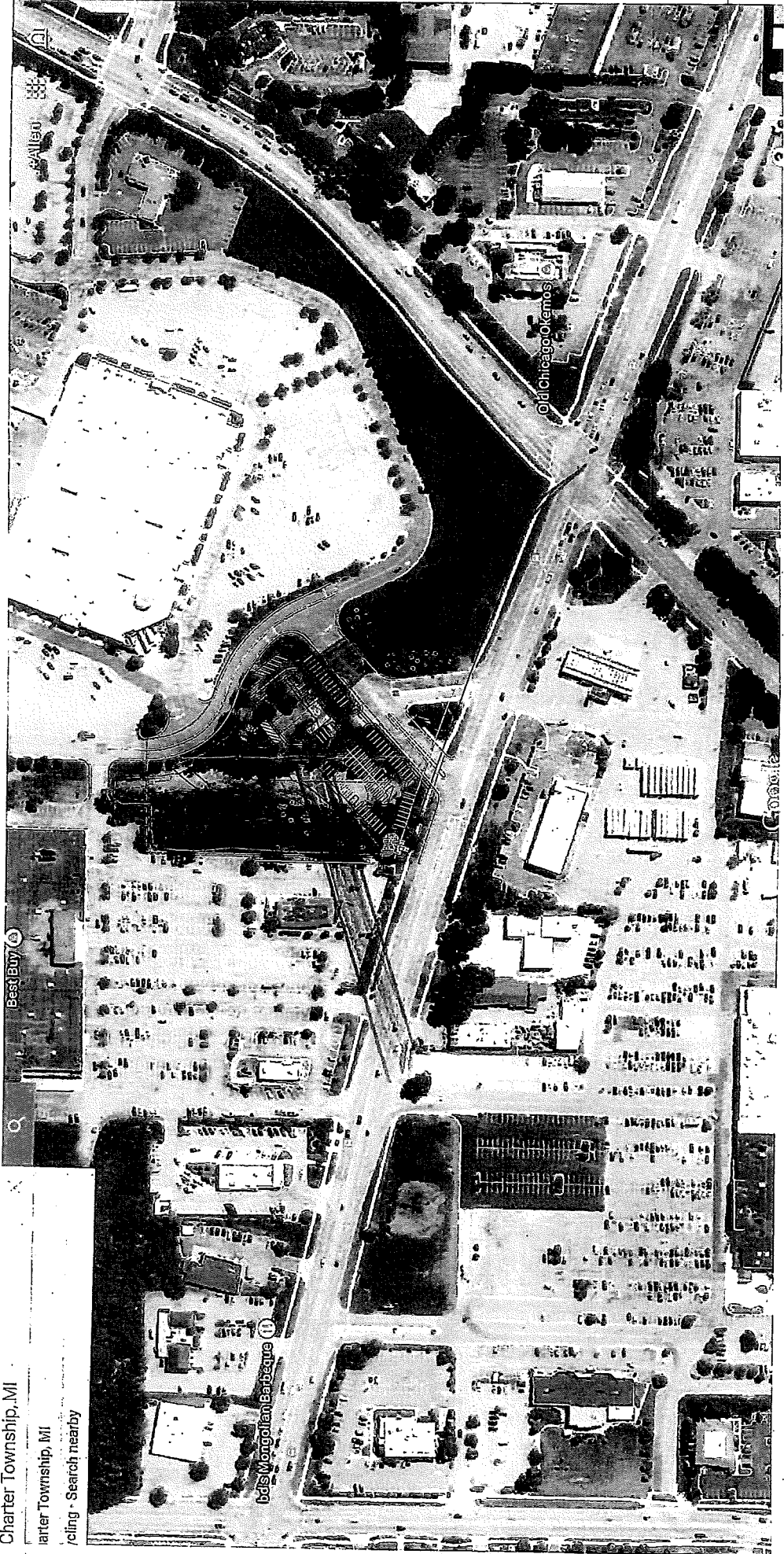
PROPOSED
 RETAIL OUTLOT

C.A. OF DRAINAGE EASEMENT
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SIGHT
 LINE
 AREA

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Charter Township, MI
Charter Township, MI
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RECEIVED
FEB 19 2015

MEMORANDUM

TO: Planning Commission

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Peter Menser
Associate Planner

DATE: February 19, 2015

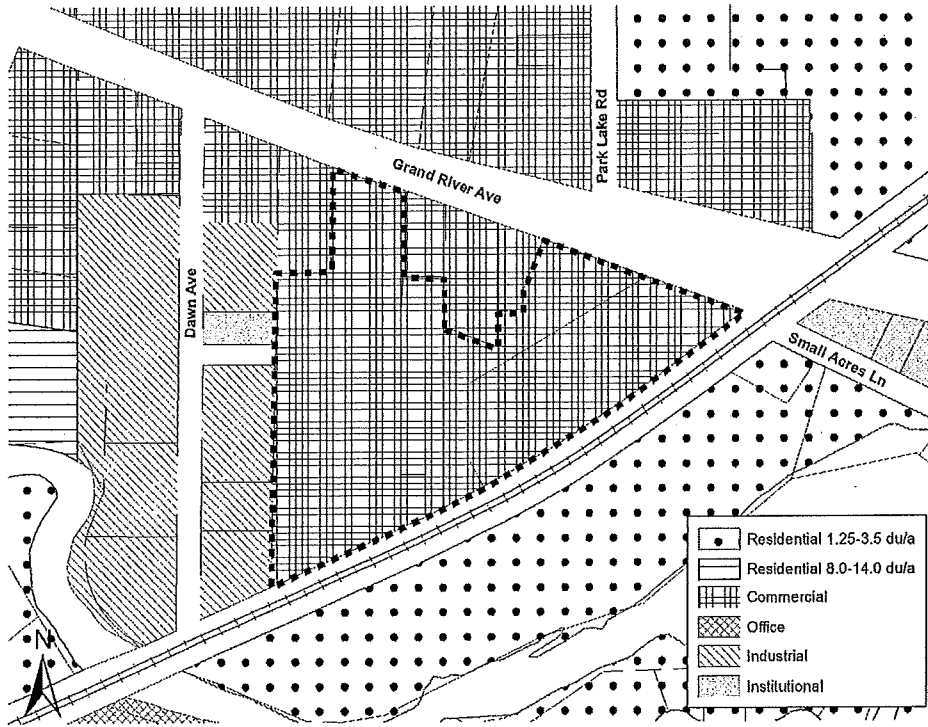
RE: MUPUD Concept Plan – The Avenue on Grand River

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides both the Planning Commission and Township Board an opportunity to offer comments and suggestions on the project design prior to formal MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Applicant Campus Village Communities submitted a concept plan for a mixed use multiple family housing development on property located southwest of the intersection of Grand River Ave. and Park Lake Rd. The project is tentatively titled "The Avenue on Grand River." Campus Village Communities proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site is approximately 12.65 acres in size and consists of three parcels. The concept plan presented by the applicant shows a total of 219 residential units spread across the project site along with a clubhouse building. A mix of one, two, and four bedroom apartments is shown, with the majority (52 percent) being one bedroom units. Primary access to the development is via Grand River Ave.

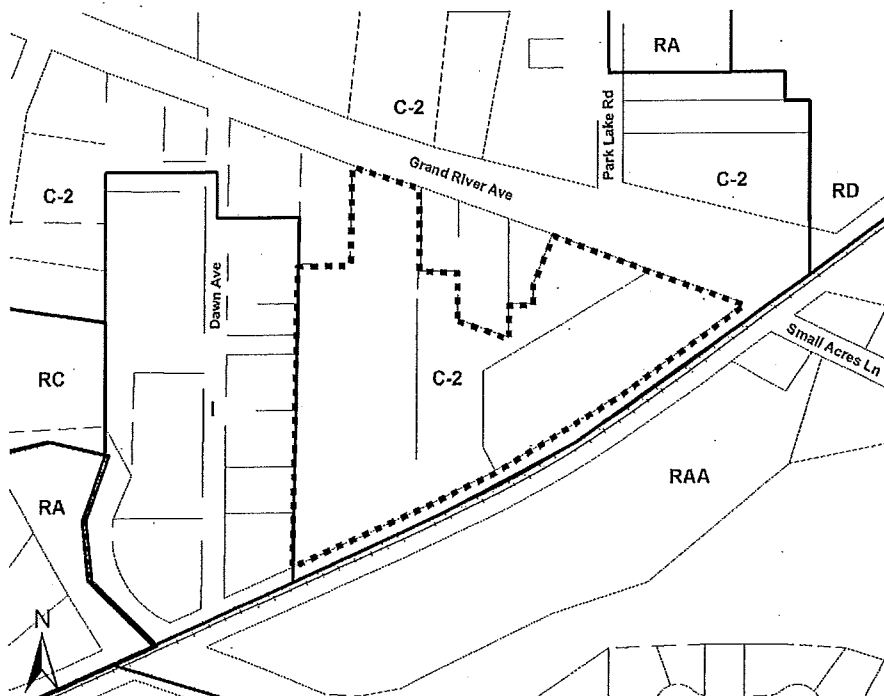
The applicant is planning to use the existing commercial buildings at the eastern side of the project area as the commercial component of the MUPUD. The commercial development, known as Meridian Pointe, is currently home to Foods for Living, State of Fitness, and a Salvation Army store, for a total of 53,407 square feet. Meridian Pointe and the proposed residential units to the west make up the 12.65 acre project area.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Commercial.

ZONING MAP



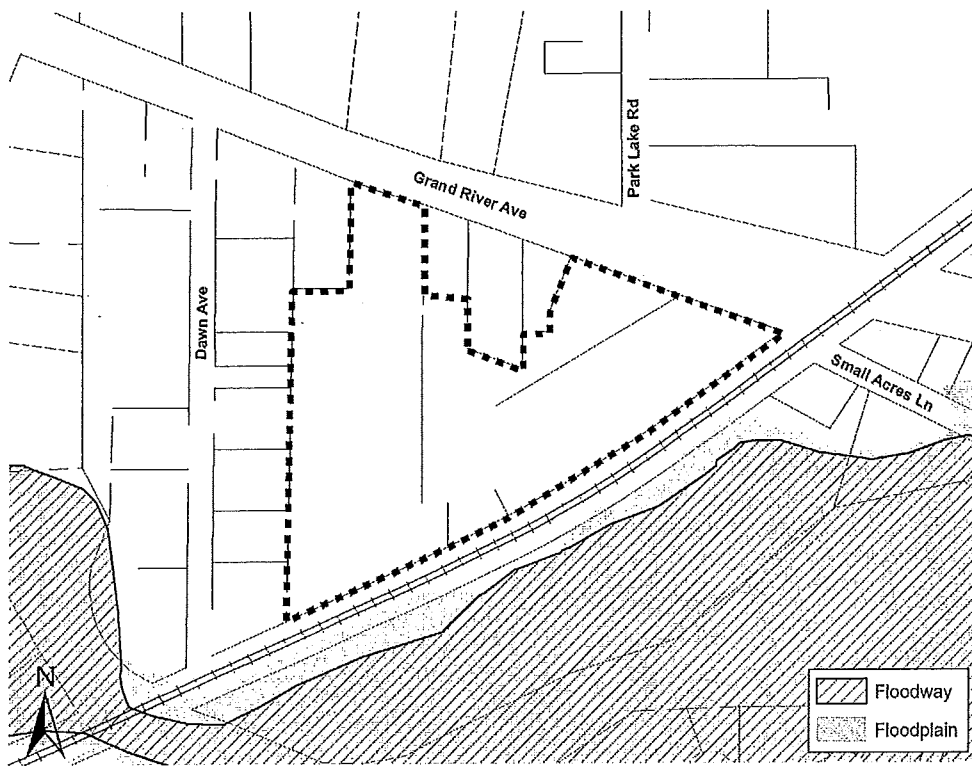
**Concept Plan Review – The Avenue on Grand River
Planning Commission (2/23/15)
Page 3**

The entire project area is located in the C-2 (Commercial) zoning district.

Utilities

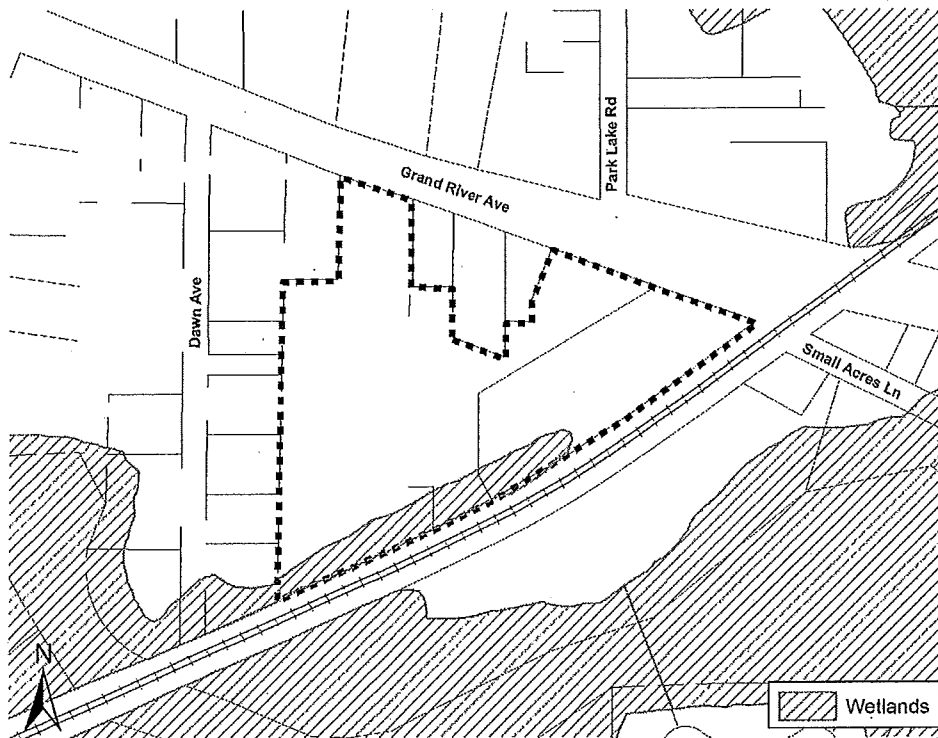
Both public sewer and water are available to serve the proposed development. The specific hook up locations will be determined as the plan moves forward. Township engineering staff will provide information on capacity of the utility infrastructure during formal project review.

Floodplain



The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain areas appear to be limited to the banks of the river in this area and seem not to extend onto the project site. Detailed information regarding the floodplain boundary will be available during formal project review. State and Township regulations prohibit work in the floodplain without required review and permitting.

Wetlands



The wetland map is intended only as a guide. Fieldwork on the site will determine the actual boundaries of the wetland. Wetland areas shown in the map above may be considerably smaller than depicted. In areas where wetlands are a possibility the applicant will be required to provide a wetland boundary delineation drafted by a qualified wetland biologist/environmental engineer.

Project Analysis

The applicant is proposing this project as a mixed use planned unit development (MUPUD). A MUPUD is permitted in the C-2 (Commercial) zoning district when public water and sewer is available. The concept plan shows a total of 219 residential units spread over approximately 12.65 acres, resulting in an overall residential density of approximately 17 dwelling units per acre (du/a).

The MUPUD ordinance allows for up to a maximum of 14 du/a for a redevelopment project. The maximum density for a redevelopment MUPUD may be increased to no more than 18 du/a when a project offers four or more additional unique and extraordinary amenities. The applicant has not yet identified any amenities on the preliminary concept plan.

The applicant is scheduled to present the concept plan to the Township Board on March 3, 2015. If the applicant decides to move ahead with the project a formal public hearing will be scheduled with the Planning Commission and associated notices will be sent out. In a MUPUD the Planning Commission makes a recommendation on the project and the Township Board makes the final decision.

Concept Plan Review – The Avenue on Grand River
Planning Commission (2/23/15)
Page 5

Planning Commission Option

The Planning Commission may comment and/or offer suggestions on the project design.

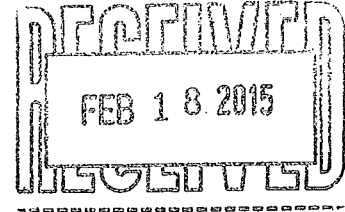
Attachment

1. Project summary from applicant dated February 18, 2015
2. Preliminary site plans

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2015\2655 Grand River concept plan

February 18, 2015

Mr. Mark Kieselbach
Director of Community Planning & Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198




Re: Concept Plan Review for MUPUD
2655 Grand River Avenue

Dear Mr. Kieselbach:

This letter is to request a concept plan review with the Planning Commission at their upcoming meeting on February 23, 2015. The plan to be presented will be a mixed use PUD for a project to be located at 2655 Grand River Avenue. The site is currently zoned C-2 and is 12.65 acres in size. The site currently contains 53,407 square feet of retail buildings. The proposed project would convert the current retail shopping center site into a mixed use development by adding residential apartments in the area just to the west of the retail buildings. The plan calls for the addition of 219 apartment units in one, two, and four bedroom configurations to the site. The unit mix for the residential element is 116 one bedroom apartments, 55 two bedroom apartments, and 48 four bedroom apartments. We are requesting a density of 18 units per acre, so the plan includes significant amenities for customer, tenant and nonresident use as required by the Township Zoning Ordinances.

Included with this letter is a preliminary site plan for the project and a second drawing that highlights some of the amenities included in the project. We look forward to discussing this matter with the Planning Commission on Monday.

Regards,

A handwritten signature in cursive script that reads "Ernest Schaefer".

Ernest Schaefer
Campus Village Communities

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission



Gail Oranchak, AICP
Principal Planner

DATE: February 20, 2015

RE: **2005** Master Plan Update

The attached documents, the chapter titled "Introduction" in the Midland Master Plan and the "Table of Contents" from the 2005 Meridian Township Master Plan have been provided at the request of Chair John Scott-Craig to facilitate a discussion during the February 23rd work session of the master plan's structure.

Attachments

1. Chapter 1 Introduction, Midland Michigan Master Plan
2. Table of Contents, 2005 Master Plan Charter Township of Meridian



Chapter 1: Introduction

When the first white settlers arrived in the 1830s at a place called “The Forks,” they saw the flowing Tittabawassee and Chippewa rivers surrounded by a beautiful wilderness of unlimited hardwood and pine forests, along with conifer swamps. Attracted by reports of the area’s rich resources, settlers arrived in waves. Less than 20 years later, the City of Midland was incorporated.

It is often said that change is the only constant. At first, farming and lumber sustained the local economy. By the 1890s, the lumber barons had moved elsewhere. The agrarian economy shifted to manufacturing. The Dow Chemical Company formed—its success went hand-in-hand with the City’s for over a century.



Above: Main Street Midland in the first half of the 20th Century. (Source: Midland The Way We Were: Acadia, 2001.)

For decades, Midland’s Main Street hugged the curving banks of the Tittabawassee. The downtown teemed with residents, business people and visitors. However, recurring floods eventually forced relocation of the downtown and—not unlike many other Michigan communities—commercial opportunities moved to the City’s periphery and along major road corridors with the emergence of the automobile.

Change can be managed in cities. The best way begins with preparation of a comprehensive plan. In the plan, future land uses and redevelopment opportunities are considered, along with the infrastructure, service and cultural components that support and sustain them and the community.

In acknowledging its history and the desire to manage change through preparation of a comprehensive plan, Midland takes the next steps to a prosperous and sustainable future.



The comprehensive plan process summarized in this document began in 2005. Approval of the comprehensive plan occurred nearly two years later, after a massive effort involving hundreds of residents and a committed group of city officials. Their future begins today. In 2012 the Plan was updated to comply with the Michigan Planning Enabling Act.



Plan Organization

This document is organized in a logical progression that establishes current conditions, identifies a vision, denotes goals and objectives, and makes recommendations. Chapter 2: City Profile and Chapter 3: Natural Resource Inventory provides background base data of current conditions and trends in the Midland area. Based on that information and public input, the remainder of the document comprises the plan for the future of the City and the MUGA. Within these chapters, goals are identified that guide Plan recommendations and support the intent of the Plan.

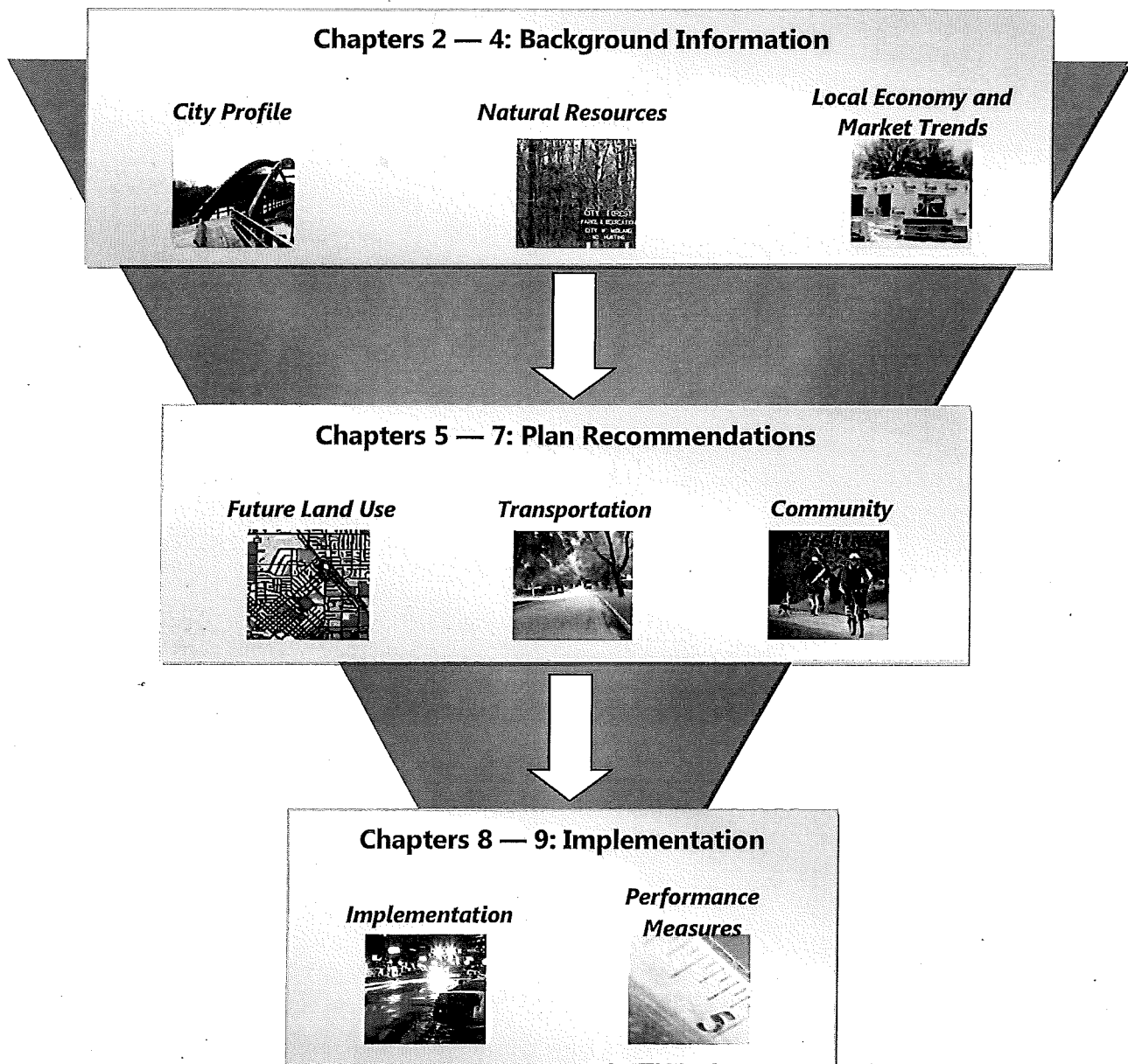


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