

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

April 14, 2014

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. March 24, 2014 Regular Meeting
4. Public remarks
5. Communications
 - A. Wanda Bloomquist RE: Williamstown Township Master Plan
 - B. Christopher Johnston RE: SUP #13121 (Meridian Township)
 - C. Penny France RE: SUP #13121 (Meridian Township)
 - D. William Fossum RE: SUP #13121 (Meridian Township)
 - E. Bethany Hamilton RE: SUP #13121 (Meridian Township)
 - F. Azeethkumar RE: SUP #13121 (Meridian Township)
 - G. Ed Jones RE: SUP #13121 (Meridian Township)
 - H. Sue Simkin RE: SUP #13121 (Meridian Township)
 - I. Joy Wiseman RE: SUP #13121 (Meridian Township)
 - J. Dorothy France RE: SUP #13121 (Meridian Township)
 - K. Joy Wiseman RE: SUP #13121 (Meridian Township)
 - L. Kathleen McQueen RE: Bath Township Master Plan
6. Public Hearings

None
7. Unfinished Business
 - A. Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road
 - B. Special Use Permit #14041 (First Housing Corporation), request to modify studio apartments in Phase 1 of Grange Acres and bring all phases into compliance with Section 86-658 Buildings Greater than 25,000 square feet
 - C. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment

Planning Commission Agenda

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8. Other Business
 - A. Zoning amendment request to allow more than one residence on a parcel 50 acres or more in size.
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Special Use Permit #14061 (Kincaid Henry Bldg. Group, Inc.), a request from Kincaid Henry Building Group, Inc. to develop a commercial kennel (dog day care and spa facility) at 1284 Grand River Ave.
 - B. *Special Use Permit #14051 (Meridian Township), a request to work in the 100-year floodplain associated with construction of a paved pathway in Wonch Park, 4555 Okemos Road
 - C. *Commission Review #14042 (Meridian Township), a request Section 61 review for location, character and extent of a paved pathway to be located in Wonch Park, 4555 Okemos Road
11. Site Plans received
 - A. Site Plan Review #14-06 (MSU Federal Credit Union), request to construct a 7,520 square foot bank with six drive-through lanes on the northeast corner of Jolly Road and Jolly Oak Road
12. Site Plans approved
13. Public Remarks
14. Adjournment

Post Script: Richard Honicky

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)

Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ()**

**TENTATIVE
PLANNING COMMISSION AGENDA**

**April 28, 2014
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. Special Use Permit #14061 (Kincaid Henry Bldg. Group, Inc.), a request from Kincaid Henry Building Group, Inc. to develop a commercial kennel (dog day care and spa facility) at 1284 Grand River Ave.
 - B. *Special Use Permit #14061 (Meridian Township), a request to work in the 100-year floodplain associated with construction of a paved pathway in Wonch Park, 4555 Okemos Road
 - C. *Commission Review #14042 (Meridian Township), a request Section 61 review for location, character and extent of a paved pathway to be located in Wonch Park, 4555 Okemos Road

2. Unfinished Business
 - D. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment

3. Other Business

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Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ()**

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

DRAFT

March 24, 2014

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

PRESENT: Commissioners DeLind, Hildebrandt, Honicky, Ianni, Jackson, Salehi, Scott-Craig
ABSENT: Commissioners Cordill, Deits
STAFF: Township Manager Walsh, Director of Community Planning and Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Police Chief David Hall, Fire Chief Fred Cowper, Director of Assessing David Lee, Director of Information and Technology Stephen Gebes, Principal Planner Gail Oranchak

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Salehi moved to amend the agenda as follows:

- **Add the special use permit for the new central fire station location as a discussion item.**

Seconded by Commissioner Hildebrandt.

Planning Commission, staff and attorney discussion:

- Special Use Permit (SUP) is still before the Board on appeal and the Planning Commission does not have jurisdiction
- Planning Commissioner belief the attorney hired by the Township stated it was within the Planning Commission's purview to discuss the SUP
- As the SUP is currently before the Township Board, that body should vote to send the SUP back to the Planning Commission for discussion
- Inquiry as to why there is not a different SUP for the revised location of the fire station on the subject site since the Commission Review has received a different number
- Attorney explanation that the special use question has been appealed and is pending before the Township Board
- SUP has not been remanded back to the Planning Commission by the Township Board
- Planning Commission does not have the authority to act on a separate special use permit when there is no application in front of it
- Confusion surrounding the failure of the Planning Commission's motion to approve the SUP being considered a denial and the potential for a subsequent motion to deny

VOICE VOTE: Motion carried 4-3 (Commissioners DeLind, Ianni, Jackson)

Commissioner Scott-Craig moved to approve the agenda as amended. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 6-1 (Commissioner Ianni).

3. Approval of Minutes

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of March 10, 2014. Seconded by Commissioner Salehi.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

William Fossum, 4996 Hillcrest Avenue, Okemos, spoke in opposition to the proposed location of the new central fire station.

Olga Arellano, 2170 Seminole Drive, Okemos, raised concerns with the proposed location of the new central fire station due to the environmental fragility of the subject parcel.

Juan Arellano, 2170 Seminole Drive, Okemos, spoke in opposition to the proposed location of the new central fire station as he believed it would affect the Ottawa Hills watershed.

Lawrence Nolan, attorney for the Autumn Park Condominium Association, 4765 Nakoma Drive, Okemos, expressed his continued opposition to the proposed location of the new central fire station.

Mike Anderson, 2020 Central Park Drive, Okemos, offered a brief summary of action to date on the new central fire station, expressing his opposition to the proposed location.

Joyce Van Coevering, 5530 Strawberry Lane, Haslett, spoke in support of the proposed location of the new central fire station. She believed the ballot language approved in November, 2012 to fund and construct a new fire station at the proposed location should be the prevailing opinion. Ms. Van Coevering addressed the need for civility by the public when addressing staff, appointed and elected officials.

Bill Priese, 13012 W. Howe Road, Eagle, read a letter on behalf of Dr. Hammer, 4953 Okemos Road, East Lansing, who expressed support for the proposed location of the new central fire station. He reiterated Dr. Hammer's preference for the Township to build something on the land instead of a developer, as the Township would make it a priority to retain as many trees as possible.

David Strobl, 1320 Cove Court, Okemos, emphasized the goal of the Autumn Park Condominium Association was not to effect the quality of life of other homeowners by placing the new central fire station at the proposed location on the 28-acre parcel.

Nanette Alton, 5114 Giesboro Lane, Okemos, spoke in support of the proposed location of the new central fire station.

Vance Kincaid, 4530 Nakoma Drive, Okemos, placed pictures on the overhead of the Okemos Road closure from Central Park Drive to Haslett Road due to flooding. He voiced continued opposition to the proposed location of the new central fire station. Mr. Kincaid spoke to a needed amendment to the 1985 special use permit in order to construct temporary fire services at the Meridian Service Center.

Ann Alchin, 5972 Cypress, Haslett, spoke to the "irritation and annoyance level" of the sirens and motors of emergency vehicles she experienced when she lived in the downtown Okemos area near the now closed central fire station. She voiced her support for a new fire station facility, just not placed near "people's houses."

Steven Lamb, 2026 Central Park Drive, Okemos, stated moving the fire station to a different location on the subject property does not address the real concerns previously expressed for the 28 acre parcel. He spoke to the process used to date for the location of the new central fire station.

Renee Korrey, 4633 Okemos Road, Okemos, stated her property values have not decreased due to proximity to the now closed central fire station. She spoke to the need for civility during all meetings. Ms. Korrey voiced her appreciation for the firefighters being good neighbors and would “take them back any time.”

Bill Richardson, 5300 Chantilly Lane, Haslett, spoke to the numerous conversations which transpired over a long period of time about placement for the proposed new central fire station.

Dennis Carpenter, 2155 Clinton Street, Okemos, lived directly across the street from the now closed central fire station for 35 years. He spoke to the fire station as a good neighbor and thanked the firefighters for their community service.

Chair Jackson closed public remarks.

5. Communications

- A. McKenna Community Planning & Design, 235 East Main Street, Suite 105, Northville; RE: City of Williamston Master Plan
- B. Shiawassee County Community Development, 201 N. Shiawassee Street, 3rd Floor, Corunna; RE: Shiawassee County Future Land Use Plan
- C. Ronald Rivard, 3655 Ponderosa Drive, Okemos; RE: CR #14033 (Meridian Township)
- D. Bill Richardson, 5300 Chantilly Lane, Haslett; RE: CR #14033 (Meridian Township)
- E. John McDermott, 4622 Seneca Drive, Okemos; RE: CR #14033 (Meridian Township)
- F. Miles McNall, 1711 Shaker Blvd., Okemos; RE: CR #14033 (Meridian Township)
- G. Jewell Muller-Gornick, 653 Canoga Lane, Haslett; RE: CR #14033 (Meridian Township)
- H. Bob Pangman, 1785 Mirabeau Lane, Okemos; RE: CR #14033 (Meridian Township)
- I. Matthew Walters, 5685 Potter Street, Haslett; RE: CR #14033 (Meridian Township)
- J. Jeff Rostar, 5073 North Okemos Road, East Lansing; RE: CR #14033 (Meridian Township)
- K. Matthew Walters, 5685 Potter Street, Haslett; RE: CR #14033 (Meridian Township)
- L. Cameron Williams, 4486 Tacoma Blvd, Okemos; RE: CR #14033 (Meridian Township)
- M. Paul and Priscilla Loconto, 4300 Manitou Drive, Okemos; RE: CR #14033 (Meridian Township)
- N. Jason & Ann Johnson, 1931 Oneida Drive, Okemos; RE: CR #14033 (Meridian Township)
- O. Rita Peffers, 4932 Sioux Way, Okemos; RE: CR #14033 (Meridian Township)
- P. Bruce Peffers, 4932 Sioux Way, Okemos; RE: CR #14033 (Meridian Township)
- Q. Elizabeth Meier-Austic, 2198 Seminole Drive, Okemos; RE: CR #14033 (Meridian Township)
- R. Ed Busch and Leigh White, 1124 Buckingham Road, Haslett; RE: CR #14033 (Meridian Township)
- S. Karen Amachree, 5327 Chantilly Lane, Haslett; RE: CR #14033 (Meridian Township)
- T. Kimberly Kortgoede, 5685 Potter Street, Haslett; RE: CR #14033 (Meridian Township)
- U. Mary LaPorte, 2176 Seminole Drive, Okemos; RE: CR #14033 (Meridian Township)
- V. Juan & Olga Arellano, 2170 Seminole Drive, Okemos; RE: CR #14033 (Meridian Township)

6. Public hearings

- A. Special Use Permit #14041 (First Housing Corporation), request to modify studio apartments in Phase 1 of Grange Acres and bring all phases into compliance with Section 86-658 Buildings greater than 25,000 square feet

Chair Jackson opened the public hearing at 8:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter

Principal Planner Oranchak summarized the special use permit (SUP) request as outlined in staff memorandum dated March 20, 2014.

- Applicant

Tom Lapka, attorney for the applicant, 6177 Graebear Trail, East Lansing, offered history of Grange Acres to date. He noted the studio apartments have experienced a 25% vacancy rate over the last ten (10) years. Mr. Lapka noted the money is available for conversion from studio to one (1) bedroom apartments through Housing and Urban Development (HUD).

Dave Gerchak, Executive Vice-President, First Housing Corporation 4275 Five Oaks Drive, Lansing, added that studio apartments are difficult to market and this conversion project will allow all units to be utilized. He stated that since Grange Acres is subsidized housing based on income, the one-bedroom units will cost the occupant the same as a studio apartment.

- Planning Commission discussion:

Commissioner Ianni believed this existing use is not out of keeping with the community. He expressed concern the need for a variance may be an obstacle.

Commissioner Scott-Craig voiced his support for the project and suggested the applicant work with staff in an effort avoid a variance request before the Zoning Board of Appeals (ZBA).

Principal Planner Oranchak stated where the additions are being placed on the existing units will bring them closer to the parking area and the variance probably cannot be avoided as currently configured.

Commissioner Salehi spoke in support of the project, noting a minor increase in square footage.

Chair Jackson stated all phases of Grange Acres were developed under separate SUPs and this application will bring the four (4) phase Grange Acre project into compliance with Section 86-658.

Commissioner Honicky indicated the floodplain map shows Phase 3 in the floodplain. He inquired if this SUP is agreed to, is the Planning Commission giving permission to work in Phase 3 without coming back to the Planning Commission.

Principal Planner Oranchak replied that any work in Phase 3 would require verification of the floodplain, noting that when Phase 3 of Grange Acres was built, it was not within the floodplain.

Chair Jackson closed the public hearing at 8:20 P.M.

- B. *Commission Review #14033 (Meridian Township), Section 61 review for location, character and extent of proposed fire station on Okemos Road, north of Grand River and south of Central Park Drive

Chair Jackson opened the public hearing at 8:21 P.M.

- Summary of subject matter

Township Manager Walsh introduced staff who will present on behalf of the Township as the applicant.

- Applicant

Director of Community Planning and Development Mark Kieselbach indicated the commission review of the fire station is pursuant to Section 61 of the Planning Enabling Act and based on the Township's Master Plan. He stated Chapter 61, in general, states prior to construction of a public building, the Planning Commission must review and approve the location, character and extent of the project as to its consistency with the Township's Master Plan. Director Kieselbach added the act does not provide a definition of character, location or extent, but previous Section 61 Reviews looked at their common meaning. He presented a map which showed the proposed location for the fire station is central to the Township and on Okemos Road, a major thoroughfare which runs from Jolly Road north to Lake Lansing Road. Mr. Kieselbach noted it is also close to Grand River Avenue, a major thoroughfare which traverses from Meridian Road to Hagadorn Road and south of Central Park Drive, which connects Okemos Road to Marsh Road and Marsh to Grand River Avenue. He stated Central Park Drive was designed as a ring road to serve the major commercial core area on either side of the ring.

Mr. Kieselbach outlined the new configuration and location of the central fire station on four (4) acres of the 28.5 acre Township-owned site and presented the concept plan on the overhead projector. He noted the building coverage on the four acres to be used for the station represents approximately eight percent (8%), while the building coverage over the entire 28.5 acre parcel would represent 1.12% of the overall coverage. Mr. Kieselbach stated the ordinance allows up to 25% building coverage on a site. He indicated 75% total impervious surface coverage is allowed by ordinance as a non-residential use, and use the four (4) acre site in the calculation would result in 34.25% coverage and 7.12% using the 28.5 acre parcel. Mr. Kieselbach reminded members this need was recognized and addressed in the Community Facilities Chapter, as well as a strategy contained in Goal 5, Objective B of the 2000 Master Plan. He added the new fire station has been in the Capital Improvements Program for at least the last decade. Mr. Kieselbach stated the proposed project meets Township Board Policy 1.2.2 relative to health and safety.

Jeff Sluggett, Bloom Sluggett Morgan, 15 Ionia SW, Suite 640, Grand Rapids stated that, under Section 61 of the Planning Act, the Planning Commission is to focus on the location, character and extent of this proposal in the context of the Master Plan. He noted the standards of the Township's Zoning Ordinance do not directly apply to a Section 61 Review. Mr. Sluggett added the statute clearly states the Planning Commission must identify the grounds for its decision which are then sent to the Township Board.

Tom Bennett, Fishbeck, Thompson Carr and Huber (FTCH), 5913 Executive Drive, Suite 100, Lansing, environmental consultant for the Township, addressed the environmental issues associated with the proposed new central fire station. He indicated the proposed project will not impact wetlands on the parcel, therefore there would be no state jurisdiction or Township wetland regulation over the project. Mr. Bennett stated FTCH did a wetland assessment on the parcel and stormwater will be addressed through a detention basin and the proposed runoff rate cannot exceed the current runoff rate. He clarified once the stormwater is in the detention basin, the pollutants and suspended solids will be filtered and released.

Mr. Bennett indicated the washing of the emergency vehicles will occur inside the bays and the vehicle wash water will travel through a "treatment train" (multiple various treatments in a row: traps to catch basin, released through an oil separation system to the sanitary sewer and then to the East Lansing Meridian Water and Sewer Authority (ELMWSA) treatment facility. He stated there will be no impact to groundwater and therefore no groundwater vulnerability and no water is leaving the site and going to the wetland community. Mr. Bennett stated all ground surfaces are within a watershed on this planet. He noted water would be managed on the site through best management practices, i.e., external flow into the detention basin and internally through the treatment train. Mr. Bennett stated as the Township's environmental consultant, he could not see denial of this commission review based on the scientific evidence.

Director of Public Works and Engineering Ray Severy addressed the condition of both Central Park Drive from Okemos Road across Marsh Road to Grand River Avenue and Okemos Road from Central Park Drive to Jolly Road. He stated the Ingham County Road Department (ICRD) classifies both roads as Class A all-weather roads for trucks, which means they are not affected by load restrictions and can accommodate heavy trucks year round. Mr. Severy added the ICRD is working to obtain funding from both the state and federal government to repave Central Park Drive within the next two to three (2-3) years.

Mr. Severy stated the Township intends to retain the original plan for the internal vehicle washing system and displayed the plan on the overhead projector. He showed the trench drain in each bay which will send the water to catch basins and then to two (2) oil separators outside the building prior to flowing into the sanitary sewer system. Mr. Severy noted that according to the Environmental Protection Agency's (EPA's) Municipal Separate Storm Sewer Systems (MS4s) requirements, trucks must be washed inside the building. He pointed out the highlighted detention area which controls the flow of water off-site at preconstruction rates, which means that the project will not impact flood levels downstream. Mr. Severy also showed a map which highlighted the location of the wetlands on the subject site approximately 200 feet south of the proposed parking lot.

Township Assessor David Lee stated he looked at two existing condominium developments adjacent to the south fire station to determine if a fire station had an effect on marketability of nearby residential properties. He indicated there have been six (6) sales in 2013-2014 within the Coyote Creek Condominium development to the west of the south fire station which is an indicator of good marketability of the units. Assessor Lee also compared the Fieldstone Village Condominiums, a development adjacent to the south fire station to the north and highly comparable to Autumn Park in age of construction, size and quality of construction. He stated the condominiums were developed after the construction of the south fire station and experienced four (4) sales in 2013. Assessor Lee believed the market evidence supports there would be no significant negative influence on the marketability of any surrounding residential property to the proposed fire station.

Gerald Richards, retired Township Manager, 3986 E. Sunwind Drive, Okemos, addressed the site selection process. He noted multiple Township owned sites were considered in the process of planning for the replacement of the central fire station previously located in downtown Okemos. Mr. Richards stated the municipal complex site was considered and eliminated due to floodplain restrictions and lack of buildable area. He indicated the property across from the Younker's Men's Store on Central Park Drive was eliminated due to unstable soils. Mr. Richards indicated the Service Center area on Gaylord C. Smith Court was looked at; however, floodplain issues with resulting insufficient buildable area was ascertained. He stated the old Clinton Street location, including the Meridian Area Resource Center (MARC) property, was looked at but rush hour traffic on Okemos Road, the cost of demolition and use as prime commercial development precluded its selection. Mr. Richards believed the proposed site was, and continues to be, the best site for location of a replacement station due to its location within the central business core of the Township and location between the north and south railroad tracks. He noted the subject property was purchased as a general fund expenditure consistent with the Township's adopted Future Land Use Plan.

Mr. Richards stated two additional sites on East Grand River Avenue were considered. He indicated a parcel on the market located at the southeast corner of Grand River and Washington Heights was studied but considered unsuitable because of size limitations, building restrictions due to wetlands, concern with left hand turns traveling westbound on Grand River Avenue and the high cost of the land. Mr. Richards noted a parcel further east of the "Sparrow Building" on Grand River was also studied, but determined unsuitable as it did not have immediate direct access to the municipal sewer system, was located further away from the central core, and contained sloping terrain which would need to be removed from the site in order to make it buildable.

Mr. Richards recalled the 2012 Board added the location of the fire station to the ballot language to specifically identify the site to voters.

Director of Information and Technology Stephen Gebes stated his department ran approximately a dozen different simulations regarding traffic relative to the different site locations between the summers of 2009 and 2012. He noted considerations included advantages and disadvantages to two-station responses, equipment movement inside facilities, density of calls, increase/decrease of calls over the last five (5) years regarding placement to anticipate future usage, current commercial concentration which needs fire service protection, concentration of residents for EMS response, etc. He availed himself for questions relative to the model used.

Police Chief David Hall, addressed the traffic and how it affects Central Park Drive and Okemos Road. He stated there would be unsafe conditions to suggested access to the site near JC Penney "behind the post office" and would prevent easy access. Chief Hall believed it would be difficult and confusing for motorists attempting to locate the access to the fire station and envisioned vehicles pulling onto the fire ramp due to lack of access off primary roads. He stated exiting out into Meridian Mall's parking lot to Central Park Drive would require three (3) turns and even more turns to access Grand River, both of which are not a desirable exit from the premises. Chief Hall expressed grave concern with the public suggestion of using the "cut through" from Meridian Mall to Okemos Road.

Chief Hall addressed his concern for non-fire traffic with the suggestion of going out to Okemos Road either north or south of the fire station. He stated the traffic will back up more on Okemos Road at the light than Central Park Drive at the light. He indicated an informal survey conducted showed the traffic load on Okemos Road is greater (63%) than on Central Park Drive (37%). Chief Hall concluded his remarks by stating it is safer to exit the traffic from the fire station property onto Central Park Drive as there is clear sight distance and stacked traffic would be on the opposite side of the road. He also expressed concern with motorists "waving traffic through" for vehicles exiting the parking drive onto Okemos Road, indicating there will be little backup at the light on Central Park Drive.

Jeff Sluggett reviewed the language in the fifth and sixth WHEREAS clauses and NOW THEREFORE clause as to the proposal's consistency with the Township's Master Plan, the Capital Improvements Program and provided staff memorandum.

Township Manager Walsh addressed the ballot language passed by the taxpayers of Meridian Township in 2012. He spoke to changes made as a result of neighborhood input regarding the impact the proposed fire station would have on both the Autumn Park condominiums and the Ottawa Hills neighborhood. Manager Walsh indicated a fire station is a community facility used for a variety of reasons and cannot be "hidden." He reminded Planning Commissioners that many Ottawa Hills residents are in support of the fire station at the proposed location, across from two (2) or three (3) homes in a Township comprised of approximately 16,000 parcels. He spoke to the future of the property if the project is denied, as 140 apartments with 300 parking spaces could be constructed with special use permit approval.

- Public

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the proposal as he believed the procedure has been tainted since prior to the November, 2012 election. He indicated the public was not informed and he believed the information presented by the Township this evening were opinions, not facts. Mr. Provencher stated the primary reason this location was selected was because the Township owned the property and wanted to make use of it. He stated it is the wrong location and would have a negative effect on residents of Autumn Park, Ottawa Hills, the subject parcel and the Township as a whole.

Heather Jones-Clark, 1955 Penobscot Drive, Okemos, voiced support for the proposed location of the new central fire station. As a licensed realtor, she offered insight into the value of the Autumn Park Condominiums, stating nine (9) of the 14 units in the complex were sold as foreclosed property. Ms. Jones-Clark indicated when the condominiums were built in 2005, the subject site had been and continued to be zoned as a developable and buildable parcel of land. She indicated she will have an easier time selling one of the condominiums with the fire station located on the corner of Okemos Road and Central Park Drive rather than a potential multi-family medium density development. Ms. Jones-Clark stated the proposed fire station is a minimum use of the parcel which leaves the portion of the site directly across from the Autumn Park condominium buildings untouched.

Bill Richardson, 5300 Chantilly Lane, Haslett, addressed the "HUD noise requirement", noting federal law indicates the 65 decibels are an average over a 24-hour period. He addressed the fact that a 1.2% use of the site is a significantly smaller impact than construction of a 140-unit apartment complex. Mr. Richardson requested the Planning Commission take action this evening as the residents deserve a decision.

Ed Jones, 1955 Penobscot, Okemos, stated there are many nuances involved in the new central fire station issue. He noted the voters approved a millage for the new station in 2012. After listening to the presentation by the Township, Mr. Jones was convinced the “professionals” know what they are talking about. He spoke in favor of moving ahead with the construction of the central fire station.

Mike Anderson, 2020 Central Park Drive, Okemos, believed it easy for residents to speak in favor of something that does not directly affect them. He addressed the issue of this proposal not being a “replacement” fire station, but including a training facility, warehouse, administrative offices, a temporarily eliminated four (4) story training tower and a 61 car parking lot. Mr. Anderson spoke to the effect the fire station will have on the quality of life for residents of Autumn Park Condominiums.

Betsy Strobl, 2056 Central Park Drive, Okemos, believed the residents of Ottawa Hills should have been involved in the “compromise” meeting. She suggested a traffic study be conducted by the ICRD. She noted six (6) of the Fieldstone condominiums are currently for sale, four (4) of which are within the first seven (7) buildings closest to the south fire station.

Barbara Strobl, 1320 Cove Court, Okemos, addressed what she characterized as negative impacts of the proposed central fire station on nearby residents. She believed this issue to be one of ethics.

Steven Lamb, 2026 Central Park Drive, Okemos, addressed what he believed is an existing traffic problem at Okemos Road and Central Park Drive which requires further research before placing an additional ingress/egress in the area.

David Strobl, 1320 Cove Court, Okemos, spoke to the issue of noise as an environmental concern. He read from the HUD noise requirements which states “loud impulse sounds are similarly accommodated if confirmed”, alleging loud impulse noise is a siren (123 decibels) and would not fit the HUD requirements. He challenged much of the information presented by the applicant, asserting some things were omitted relative to the Master Plan.

Vance Kincaid, 4530 Nakoma Drive, Okemos, suggested this issue is about process and procedure. He indicated there has been no information from the Ingham County Drain Commissioner (ICDC) or a traffic engineer on the Section 61 Review. He offered “facts” on the process and the issue. Mr. Kincaid requested the Township do the right thing and look for a more appropriate location. He suggested land on each side of Okemos Road, part of which is the homestead from which Nancy Moore Park was created.

Lawrence Nolan, attorney for Autumn Park Condominium Association, 4765 Nakoma Drive, Okemos, questioned why there is another Section 61 Review vote this evening as he believed the Planning Commission had previously denied the review. He read excerpts from the statute relative to a Section 61 Review which states the Planning Commission must approve the review. Mr. Nolan indicated very little had changed since the last time the Planning Commission reviewed the proposed fire station project, other than the building has been turned sideways and now exits out onto Okemos Road. He questioned whether the residents of Ottawa Hills were given notice of this review.

- Planning Commission discussion:

Commissioner Ianni stated the applicant has provided extensive testimony as to why the proposed location was chosen, i.e., centrally located near the business district. He believed it important for the fire station to be located on this site, in part, due to flooding as demonstrated by pictures shown on the overhead this evening. Commissioner Ianni indicated the proposed public building will not be detrimental to the area and will produce minimal disruption given the ability to change the traffic light on Okemos Road. He noted the building has been reduced in size from the previous plan, with the project covering only 1.12% of the overall 28.5 acre parcel. Commissioner Ianni stated the environmental consultant offered testimony that it will not have any effect on the wetlands or groundwater and believed the environmental concerns raised by the public have been adequately addressed.

Commissioner Hildebrandt did not believe the fire station issue was appropriately vetted. She asked Environmental Commission Chair Ned Jackson to come to the podium to offer insight.

Environmental Commission Chair Ned Jackson stated there is no formal expertise on the Commission for noise or traffic issues. He stated it is the first time the Planning Commission has asked the Environmental Commission to comment on a Section 61 Review and the Township is "digging deep" to assess the situation as fairly and thoroughly as possible. Chair Ned Jackson stated Environmental Commissioners were asked if the footprint was environmentally acceptable as drawn and several members walked the site in order to respond. Chair Jackson indicated the conclusions drawn by the Environmental Commission were the same as Mr. Bennett's findings.

Commissioner Hildebrandt inquired how increasing the impervious surface to 34.25 percent will affect the flooding on Okemos Road and in Ottawa Hills.

Director Severy responded runoff from the site will go to a detention area, whose purpose is to control the run-off rate flow. He added ICDC requirements mandate that run-off from the site after development must not exceed the pre-construction rate and that requirement will be at the forefront when the stormwater system is designed. Director Severy clarified the traffic signal at the exit onto Okemos Road will control northbound traffic only and be triggered by the emergency vehicle driver within the station. He added the "button" would also stop all southbound traffic on Okemos Road and westbound traffic on Central Park Drive.

Commissioner Hildebrandt inquired if the traffic light has been approved by the county.

Director Severy responded he has had conversations with the county and its representative has agreed that the light can be installed, adding the permit has not yet been requested as the site has not been approved.

Commissioner Hildebrandt inquired if the ICDC will be consulted.

Director Kieselbach replied in the affirmative, adding the ICDC is typically consulted during site plan review.

Commissioner Hildebrandt inquired as to the advantage of having all three (3) fire stations on Okemos Road.

Director Gebes replied a fire station close to the primary arteries which have good north/south and east/west access provide better response times to the extremities of the Township. He clarified the rationale is not necessarily proximity to Okemos Road, but the primary arteries which provide the best network improvements for responses to the various areas of the Township.

Commissioner Hildebrandt inquired if the proposed site provided optimal response times.

Director Gebes showed response time maps on the overhead, indicating moving the station to the east would improve response time to the Meridian Road corridor, but provide longer response time in the Hannah Plaza, etc. He provided a map which showed parcel density within the Township and added there is a high density of calls along Marsh Road, which were factors when considering how to reduce response times. He stated the proposed location was the best site available to the Township.

Commissioner Hildebrandt inquired as to the addition of trees which was made last week to the site.

Township Manager Walsh stated he reached out to Autumn Park residents and offered to move the ingress/egress on Central Park Drive to the west (facing an open field) and added 10-14 trees, which species will be determined by the Environmental Commission. He also discussed relocation of the Farmers Market on a portion of the site to develop a community space in the future.

Commissioner Hildebrandt expressed continued concern due to flooding on Okemos Road. She indicated the regional 2035 Transportation Plan shows no current mitigation for the flooding until 2031 and inquired about response times based on the flooding of Okemos Road. She believed the possibility of a negative impact on response times from flooding to be much greater than those from the railroad tracks.

Director Gebes replied the area of response is the thinner wedge of the Township, so the central station would be responding to the Grand River side. He stated the north station is covering primary response north of the railroad tracks and north of the flooding area. Director Gebes acknowledged there are one (1) or two (2) small properties between the railroad tracks and the flooding area, but if the station was placed north of the flood area, it would not have the ability to provide service to the central portion of the Township.

Chair Jackson inquired if this commission review has a different number from the previous review for the 28.5 acre parcel because it is a different location and a different design.

Director Kieselbach replied the number assigned to a case is only for tracking purposes by the Planning Department.

Chair Jackson asked if the project has a different number because it is a different location on Township owned property.

Director Kieselbach replied in the affirmative.

Commissioner Hildebrandt inquired if the police chief believed the best entrance/exit was on Central Park Drive.

Police Chief Hall responded in the affirmative.

Commissioner Hildbrandt pointed out this Section 61 review has the exit onto Okemos Road and that configuration is problematic.

Police Chief Hall replied his remarks relative to the best location for the entrance/exit on Central Park Drive related to use by regular vehicular traffic.

Commissioner DeLind believed the flooding on Okemos Road proved the need for a centrally located fire station. He stated this location was approved by the voting public.

Commissioner Scott-Craig inquired if the language contained in the RESOLVE clause of the resolution irrevocably tied the resolution to the new site plan. He expressed concern that the language is not clear and was working to write language which provided clarity.

Mr. Sluggett replied the intent of the language was to incorporate, by reference, the memorandum from staff. If the Planning Commission felt the staff memorandum did not adequately highlight the particular layout on Okemos Road, he believed the commission could modify the resolution in order to tie it to the specific proposal presented at tonight's meeting.

Commissioner Salehi objected to acting on this issue through a resolution this evening since a large amount of information has been presented. He believed it more appropriate to discuss this issue in depth over the course of three (3) meetings. Commissioner Salehi believed maps presented by the applicant should include surrounding land 1,000 feet from the subject site as there are homes within that perimeter. He believed this proposal looks "worse" than the last proposal which was not approved because it would affect more residents who live in the area surrounding the subject site. Commissioner Salehi stated he walked a 700 foot radius of the proposed location last week and received input from eight (8) of 20 homeowners, noting that seven (7) of those property owners spoke against the proposed location. He believed he must take the quality of life into consideration for those residents most directly impacted.

Commissioner Salehi read excerpts from Section 86-654 (e) of the Township's ordinances regarding non-residential structures in a residential district. He provided a map on the overhead which he believed showed the proposed location does not meet the language which states preference at the edge of a residential district. Commissioner Salehi also believed the location does not offer a natural or man-made barrier which would lessen the effect of the intrusion as written in that same ordinance section. He stated the proposed location does not meet Master Plan Goal #1 of preserving and strengthening existing and future residential neighborhoods.

Commissioner Salehi pointed to a letter from Christopher Johnson which expressed support for the replacement fire station, but voiced a preference for the previously proposed location on the site. He stated the 14,000 square feet for the new design did not include the pole barn to house emergency equipment.

Commissioner Salehi noted he performed an internet search at Google Scholar on fire station location study to see how other municipalities handle placement of a new fire station facility. He stated it is a well-recognized research problem, but did not believe Planning Commissioners were provided with any detailed scientific studies regarding response times, cost and other metrics. He spoke to a troubling e-mail received today which stated an April, 2012 Board presentation revealed the Central Park Drive/Okemos Road site was 1.5- 2.5 minutes further than the Dobie Road/Grand River site. Commissioner Salehi indicated the Assessor's comments were directed toward the number of sales which occurred in the Fieldstone Condominiums near the south fire station, not the price at which they were sold. He did not believe the number of sales an adequate assessment.

Commissioner Honicky believed the municipal complex site meets the metrics for the proposed fire station. He expressed concern with the amount of "work arounds" needed to construct the fire station at the proposed location. Commissioner Honicky stated there needs to be a way to shield noise regardless of the specific location of the central fire station.

Commissioner Scott-Craig inquired if there have been any meetings with the residents of Ottawa Hills.

Township Manager Walsh responded the Township reached out to Ottawa Hills residents by walking the neighborhood. He added that wherever the station is located, some residents will object to its placement.

Commissioner Scott-Craig believed the initial exit out of the fire station will direct noise, sirens and lights out front into one direction and there must be a way to shield the residents directly across Okemos Road.

Township Manager Walsh responded that the emergency responder will have the ability to change the light to stop traffic in order to exit onto Okemos Road. He reminded Planning Commissioners there are four (4) to five (5) calls per day out of this station, with two (2) to three (3) calls each on Okemos Road or Central Park Drive. Manager Walsh stated the Township took care in positioning the fire station north of the Hillcrest intersection.

Commissioner DeLind believed the Township has shown there must be a third fire station to adequately protect all residents and it would be negligent to prevent having a new and modern facility for the residents who previously approved its construction through a majority vote.

Commissioner Hildebrandt recapped the position of residents who lived near the now closed central fire station and Christopher Johnson's letter regarding the high volume of calls along Marsh Road. She believed if you tie the density of calls, the flooding and the overpass for trains on Marsh Road, this is not the best location within the Township.

Commissioner Salehi stated he designated the center of the Township on a zoning map and that location is the post office, signifying the proposed location is at the center of the Township. He indicated his intuition, science and engineering backgrounds in evaluating optimization problems indicate the third fire station is placed in a location dependent, in part, on the other two (2) locations. He believed the proposed location was selected to save money as the Township owned the property.

Chair Jackson believed the proposed location was based largely on the fact the other two stations are located on the other side of railroad tracks. She expressed appreciation to the applicant for all of the information presented, investigating all of the issues raised by residents and offering possible compromises. She reminded fellow Commissioners that they consider the opinions of professionals in other Section 61 Reviews prior to making their decision based on that information.

Chair Jackson closed the public hearing at 10:55 P.M.

7. Unfinished Business

- A. *Commission Review #14033 (Meridian Township), Section 61 review for location, character and extent of proposed fire station on Okemos Road, north of Grand River and south of Central Park Drive

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED, FOR THE REASONS STATED HEREIN INCLUDING THE MEMORANDUM OF COMMISSION REVIEW #14033, DATED MARCH 20, 2014, WHICH BASES ARE HEREBY FURTHER ADOPTED, THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the proposed Central Fire Station as described in the Memorandum of Commission Review #14033, dated March 20, 2014 and as depicted in the attached site plan. Seconded by Commissioner DeLind.

Planning Commission discussion:

- Township reviewed a number of locations throughout the community and chose this location, in part, due to optimal response times and ability to construct on the subject land
- Suggestion to locate the fire station at the municipal complex would require construction within the floodplain
- Township conducted an accurate scientific study
- Subject site meets the character, location and extent

Commissioner Scott-Craig offered the following friendly amendment:

- **Insert after “proposed central fire station” in the RESOLVE clause “as described in the memorandum of Commission Review #14033 dated March 20, 2014 and as depicted in the attached site plan”**
- **Delete “located on a 28.5 acre site.” in the RESOLVE clause**

The amendment was accepted by the maker of the motion.

Planning Commission and applicant discussion:

- Possibility of a barrier to serve as a buffer on the other side of Okemos Road
- Barrier must be outside of the public right-of-way
- Barrier would need to be on private property across Okemos Road from the emergency vehicle exit
- Township does not have a right to install a barrier on private property
- Practical approach of the Township to offer a tree line barrier if the property owners were amenable
- Neighbors not likely to want a sound barrier wall in front of their property along Okemos Road
- Possible methods of minimizing the impact of sirens for residents in Ottawa Hills
- Placement of the traffic light at the emergency vehicle exit onto Okemos Road will stop and clear traffic which will minimize the impact on the neighborhood

- Possible placement of the fire station on the 28.5 acre parcel south of the post office
- Placement of the fire station across from residences is a “non-starter”
- Commitment by the Township to continue to work with the residents of Ottawa Hills to offer the potential of screening along Okemos Road across from the proposed fire station (i.e., trees, wooden fence)

Commissioner Honicky offered the following friendly amendment:

- **Add a 7th WHEREAS clause which reads: “WHEREAS, the Township commits to sound screening to address emergency vehicle exits if neighbors are in agreement.”**

The amendment was accepted by the maker of the motion.

ROLL CALL VOTE: YEAS: Commissioners DeLind, Ianni, Scott-Craig, Chair Jackson

NAYS: Commissioners Hildebrandt, Honicky, Salehi

Motion carried 4-3.

B. Special Use Permit #13121

Commissioner Hildebrandt moved to suspend Planning Commission Bylaw 5.14 to allow an agenda item to be introduced for discussion after 10:00 P.M. Seconded by Commissioner Salehi.

VOICE VOTE: Motion carried 4-3 (Commissioners DeLind, Ianni, Jackson)

Planning Commission and attorney discussion:

- Need for an explanation as to why a special use permit review by the Planning Commission is not needed as the fire station site plan has changed and moved on the parcel
- SUP #13121 was approved by the Planning Commission on September 9, 2013 and is still pending before the Township Board on appeal
- Section 86-189 of the Township’s Zoning Ordinance provides the Township Board with the authority to affirm the decision of the Planning Commission with or without modification, said modification to include placement on the subject parcel
- Approval of the SUP is for the entire 28.5 acre parcel
- Section 61 Review is required under state statute
- Motion to approve the previous Section 61 Review failed on a 5-4 vote, hence no action was taken
- Request for clarification if a failure to approve a resolution is equivalent to a denial
- A motion to approve which fails is not the same as a motion to deny
- Concern the Planning Commission believes it can take action on a SUP when there is not an application in front of it
- Planning Commissioner belief it is within the Planning Commission’s purview to readdress the SUP which it failed to approve through voting on a denial
- Planning Commissioner belief special counsel stated during a Township Board meeting the Planning Commission could readdress the SUP
- Inquiry if the Planning Commission will be consulted on the new design of the proposed fire station after the Board makes a decision on the SUP before it
- Special counsel’s belief the Township Board is not legally required to send the SUP back to the Planning Commission for further input after it votes on the issue
- It is within the Township Board’s authority to send the SUP back to the Planning Commission for further input if it so chooses
- Appreciation that rendering a legal opinion “on the fly” is difficult without time for thorough research

- Request for the Planning Commission to be provided with any information as a result of special counsel finding precedent or any verbiage in Robert's Rules of Order which clarifies whether failure to approve is a denial
- Reiteration that the process should have been slowed down after receiving so much information this evening

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

Commissioner Scott-Craig reported his attendance at the Capital Area Transportation Authority (CATA)-Bus Rapid Transit (BRT) charette in East Lansing on March 19th as well as the related work in progress presentation last evening. He noted that Areas 7, 8 and 9 of the BRT are in Meridian Township and stakeholder group meetings will be held on April 16th, one at Wardcliff School and two in the Town Hall Room of the Meridian Municipal Building. In response to Planning Commissioner inquiry, he added that group meetings will be taped for later viewing.

Commissioner Salehi indicated his walk through some neighborhoods within the community last week was a new and interesting experience. He encouraged fellow Commissioners to do the same in an effort to hear citizen input about the issues within Meridian Township.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened public remarks.

Juan Arellano, 2170 Seminole Drive, Okemos, spoke to his four (4) years of service on the Planning Commission. He expressed concern that he lives within 1,000 feet of the proposed fire station and was not contacted by the Township to solicit his input. Mr. Arellano believed the offer to install a line of trees as a buffer to the fire station is an empty gesture, given the lack of maintenance for tree lines installed when both Central Park Drive and the Meijer Store were constructed.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke to his concerns with the pole barn, parking lot, traffic study, noticing requirements and other issues related to the proposed new central fire station location. He believed the vote on Commission Review #14033 tonight was premature as proper procedure has not been followed, stating residents across the street of the new location on the subject site were not notified.

In response to the Chair's inquiry, Principal Planner Oranchak stated the noticing requirements for commission review is for a legal ad to be placed in a newspaper of general circulation. She indicated there is no requirement in either state law or the Township's ordinance for commission reviews to be noticed in the same manner as special use permits or zoning matters.

David Strobl, 1320 Cove Court, Okemos, expressed disappointment that noise and its impact on nearby neighbors was the topic that received the least expert opinion during the public hearing on Commission Review #14033. He stated a line of trees or wooden fence was an insufficient barrier to block the 123 decibels which will be emitted from emergency vehicle sirens exiting onto Okemos Road.

Mike Anderson, 2020 Central Park Drive, Okemos, requested Planning Commissioners visualize a 14 foot wall across the front yard of their homes in an attempt to create a barrier against the noise emitted from emergency vehicle sirens exiting onto Okemos Road and how an explanation for its need would translate to a potential buyer of their home.

Trustee John Veenstra, 320 Piper Road, Haslett, expressed appreciation for the advice he receives from the Planning Commission and suggested such advice be made clear. He suggested that, in the future, if the Planning Commission does not approve an issue, it should pass a clear motion to deny. Trustee Veenstra stated it was his opinion that since the Planning Commission failed to approve SUP #13121 when it was before the Commission in January, it could now pass a motion to deny. He believed since the change in location required a new Section 61 Review, it is logical to require new consideration of the SUP. He requested that when that is done, the Township notify all property owners within 300 feet of the proposed location to avoid people complaining they had no knowledge of the project.

Lawrence Nolan, attorney for the Autumn Park Condominium Association, 4765 Nakoma Drive, Okemos, stated Autumn Park residents are only asking to enjoy a residential piece of property. He addressed the issue of the 28.5 acre parcel currently being zoned residential. Mr. Nolan questioned whether the Grand River/Dobie Road site had a quicker response time for the residents who "really need" it in Meridian Township. He expressed disappointment with the Planning Commission's vote on Commission Review #14033.

Leonard Provencher, 5824 Buena Parkway, Haslett, thanked Planning Commissioners for their insightful questions this evening. He took exception to a comment made by the Chair regarding listening only to the expert professional opinion.

Chair Jackson clarified that similar to all other cases, expert opinion is provided to Planning Commissioners and it is considered among all the information received at a public hearing.

Chair Jackson closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 12:04 A.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

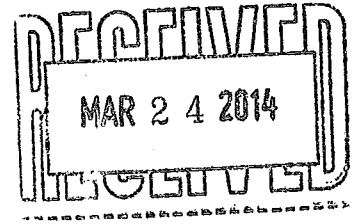


WILLIAMSTOWN TOWNSHIP

4990 N. ZIMMER ROAD

WILLIAMSTON MI 48895

PHONE: 517-655-3193 FAX: 517-655-3971



March 20, 2014

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

To Whom It May Concern:

SUBJECT: Williamston Township Master Plan

Consistent with the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Williamstown Township Planning Commission is providing notification that the Williamstown Township Master Plan was adopted by the Williamstown Township Planning Commission on 9/17/13 and the Williamstown Township Board on 12/11/13.

The adopted Plan is available via a link on the Township's website:
www.williamstowntownship.com.

Sincerely,

Wanda Bloomquist
Planning Assistant

Gail Oranchak

m: Chris J <ctjohnson17@hotmail.com>
Sent: Saturday, March 22, 2014 7:39 PM
To: Gail Oranchak
Subject: Replacement of central fire station

Planning commission,

I would like to express my support for the replacement of the central fire station. I do feel that the original chosen location on Central Park is the most appropriate location. I would like to voice my concerns about the new proposed location on Okemos rd.

1. Exiting on a busy road. Okemos road is much busier than Central Park Dr.
2. Backing up of traffic which would block emergency apparatus from entering the road way to respond to calls which then would cause delays. This would not be a problem with the original location on Central Park Dr.
3. Increase in noise for Ottawa Hills neighborhood and also the condo association. The emergency apparatus will be more likely to use their sirens to gain entrance on to a busy road. Emergency apparatus are required to use sirens when proceeding through an intersection. A high amount of the call volume does come from multiple nursing and adult care facilities located on Marsh rd. and a new facility opening soon on Central Park. If the station is located on Central Park apparatus would not have to proceed through any intersections, they would also be less likely to have to use sirens to gain access onto the roadway.

Changing the design of the station to make is more suitable for a very small amount of people. Also, the possible increase cost moving the building and changing the design and possibly making a less effective and efficient from the original design.

5. Affecting a established neighborhood with the location of the building rather than affecting a few. And with the possible increase in noise due to having to use sirens to gain access to roadways and proceed through intersections. This will then affect all residential parties.

I have all the confidence that you as our appointed officials will make the correct decision regarding this matter. I hope that the township will move on with the process in constructing a new fire station at the original proposed location facing Central Park Dr. I appreciate your service to this community and thank you for taking the time to read my concerns.

Thank you,
Christopher Johnson
2190 Seminole dr.
Okemos, Mi 48864
517-420-6923

Gail Oranchak

m: penny france <penwafrance@yahoo.com>
Sent: Sunday, March 23, 2014 12:24 AM
To: Gail Oranchak
Subject: Fire Department

am one of the 11,754 people that voted yes for a new Meridian Township Fire station. This is an important infrastructure project, because it impacts the lives of citizens and visitors in the middle of our township. I would like the planning commission to vote yes on the section 61 review on Monday March 24, 2014 to help move this project to the next step.

This site fulfills all the requirements of the section 61 with regards to the location, character, and extent. The location is centrally located which allows for protection of the townships core. The access to and from the site is on main north, south, east roads. The fire station's character is consistent with the business and residential surroundings. The areas to the south and east of the project site is a business district that is almost completely developed and backs up to the Meridian Mall, United States Post office, Best Buy and Office Max. The extent of the project is a single story fire station with architecture that complements the area developments only developing 1.2% of the site.

After approval of the section 61 review I hope the Meridian Township board takes action to approve the special use permit and have construction to start as soon as possible.

Penny France
4928 Grandview Ave (Ottawa Hills subdivision)
Okemos, 48864

Gail Oranchak

m: jim_salehi@yahoo.com
Sent: Sunday, March 23, 2014 2:42 PM
To: Gail Oranchak
Cc: fossumw@gmail.com
Subject: Fw: Opposition to Proposed Fire Station

Hi Gail, William Fossum sent the following e-mail to me. Can you please print it and distribute to the planning commission? Thank you. James

Sent from Yahoo Mail on Android

From: William Fossum <fossumw@gmail.com>;
To: <james.d.salehi@gmail.com>;
Subject: Opposition to Proposed Fire Station
Sent: Sun, Mar 23, 2014 4:08:29 PM

My name is William Fossum, and I reside at 4996 Hillcrest Avenue in the Ottawa Hills Subdivision with my mother Mary, and until March 12, my father Bruce. We are opposed to the proposed fire station plan, as was my father before his passing. His final illness did not allow us to state our strong opposition at past meetings, though it was our intention to have our voices heard. We are in very close proximity to the proposed site, and the suddenness, along with the sheer decibels of sound produced, would cause my elderly mother great distress, and have a detrimental effect on her already fragile health. Also at issue is the locations bordering on the 100 year flood plain, which our property also borders. The proposed plan doesn't appear to take into account any of us who live downstream from this asphalt-heavy design. Please consider other locations that would have less impact on Township residents. Please vote no to this site.

Gail Oranchak

From: Bethany Hamilton <bethlynn85@gmail.com>
Sent: Monday, March 24, 2014 12:22 AM
To: Gail Oranchak; Board
Subject: Proposed Fire station

I am one of the 11,754 people that voted yes for a new Meridian Township Fire station. This is an important infrastructure project, because it impacts the lives of citizens and visitors in the middle of our township. I would like the planning commission to vote yes on the section 61 review on Monday March 24, 2014 to help move this project to the next step.

This site fulfills all the requirements of the section 61 with regards to the location, character, and extent. The location is centrally located which allows for protection of the townships core. The access to and from the site is on main north, south, east roads. The fire station's character is consistent with the business and residential surroundings. The areas to the south and east of the project site is a business district that is almost completely developed and backs up to the Meridian Mall, United States Post office, Best Buy and Office Max. The extent of the project is a single story fire station with architecture that complements the area developments only developing 1.2% of the site.

After approval of the section 61 review I hope the Meridian Township board takes action to approve the special use permit and have construction to start as soon as possible.

Thank you,
Bethany Hamilton, resident of Tacoma Hills
4482 Wausau
Wausau, WI 54980

Gail Oranchak

m: AzeethAnu <azeethkumar@gmail.com>
Sent: Monday, March 24, 2014 9:26 AM
To: Gail Oranchak; Board
Subject: New Meridian Township Fire station

Hi

I am one of the 11,754 people that voted yes for a new Meridian Township Fire station. This is an important infrastructure project, because it impacts the lives of citizens and visitors in the middle of our township. I would like the planning commission to vote yes on the section 61 review on Monday March 24, 2014 to help move this project to the next step.

Thanks,

Azeethkumar

Gail Oranchak

From: Ed Jones <ej79@comcast.net>
Sent: Monday, March 24, 2014 11:40 AM
To: Gail Oranchak
Subject: Fire Station

Hello:

I live in Tacoma Hills and would like to go on record as strongly supporting construction of the fire station on the corner of Okemos Road and Central Park Drive.

Ed Jones
1955 Penobscot Dr
Okemos

Gail Oranchak

From: Sue Simkin <simkin@pa.msu.edu>
Sent: Monday, March 24, 2014 12:23 PM
To: Vance Kincaid; Dr. David Strobl; Betsy Strobl; Barb Sears; Gary Villas; Larry Nolan; 'michael anderson'; 'szyzygi6@yahoo.com'; 'dersch@anr.msu.edu'; Leonard Provencher; Neil Bowlby
Cc: Sue Simkin; Gail Oranchak; Board
Subject: FIRE STATION - LOCATION CHARACTER AND EXTENT
Attachments: Talk Mar 24.pdf

I was planning on presenting the attached by SKYPE tonight. I am having eye surgery tomorrow at 7AM.

I have not received any email from Pat Jackson or Gail Oranchak replying to my request to do this.

I called the Township IT person (Steve) was was told I must be physically present to do this.

If any of you can either

1. Have the HOMTV people call me at 517-337-1264 to set up a Skype call OR
2. present this your selves I would appreciate it.

Sue

Susan Simkin
517-337-1264

Property up for Section 61 Review.

(Merged (“split”) from two separate properties on January 17, 2014)

Location :

Image 1

- surrounded on 3 sides by RAA
- Post Office is RA
- Autumn Park is RAA
- Ottawa Hills is RA
- Land to the South is RAA
- Only Meridian Mall to the East is Commercial

Image 2 (From April 2012 Board presentation)

- Does not have best response times.
- Best Response times are near Dobie Rd and Grand River
- The Central Park, Okemos site is 1.5 to 2.5 minutes further than this.
- Rapid Transit development along Grand River will drive more expansion East and will make a Dobie Road, Grand River location more important.

Character:

Back to Image 1.

- Roughly 28 acres - Roughly 13 acres build-able (green)
- Build-able area out lined in Green (50' set backs and 100 year flood plain excluded).
- Soil ~ 200 ft to the S of Central Park Drive May not be suitable for building.
- Located in 2 watersheds and a groundwater protection area.
- Egress and access from ONLY 3 SIDES (S side blocked by wetlands).
- (Okemos Rd, Central Park Drive, Meridian Mall Service Drive (where CATA, articulated Buses have a right of way there already).

Image 3.

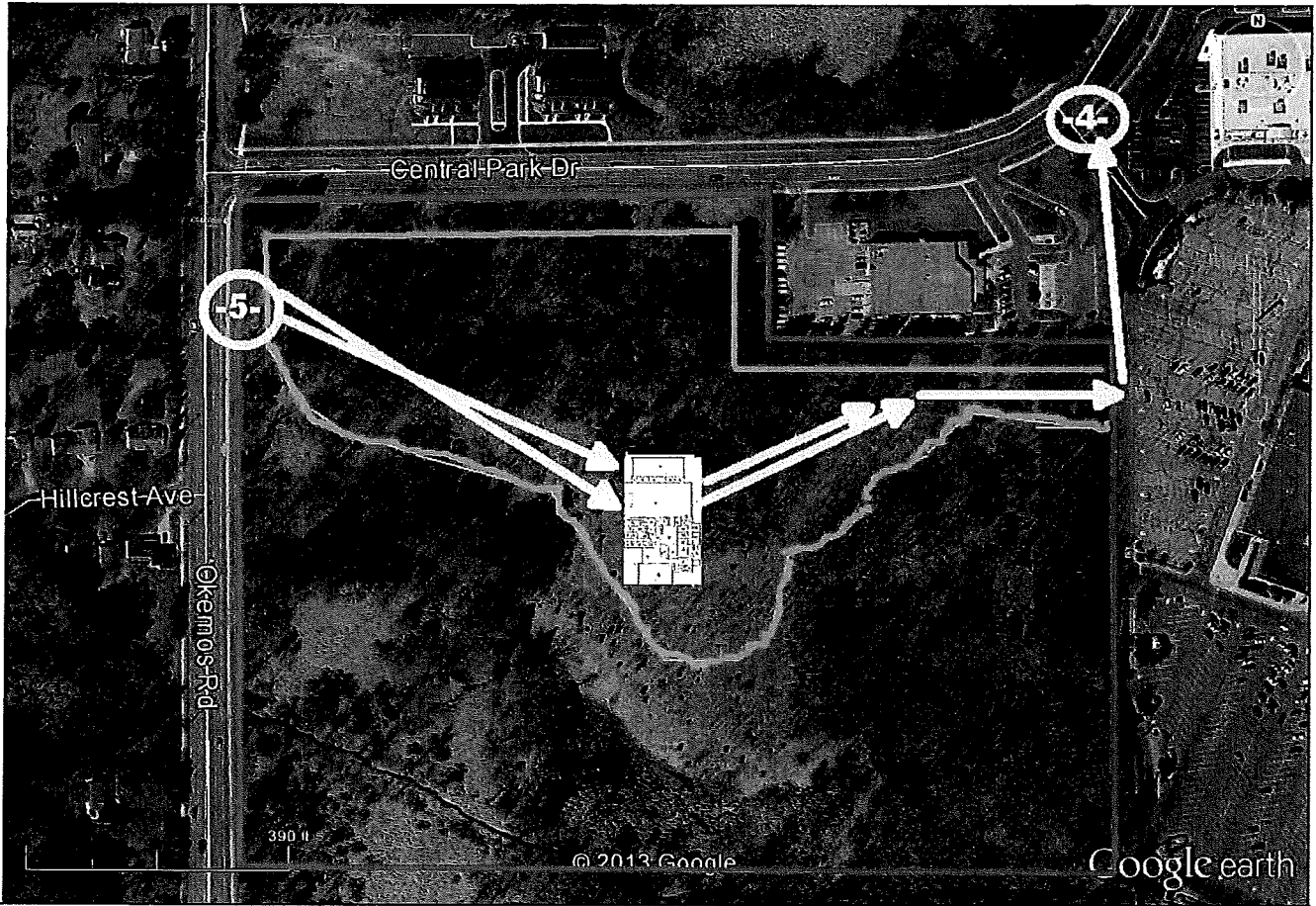
- Egress at Okemos Road OR Central Park Drive will impose noise levels on the residential districts to the West and North which will exceed the allowable Michigan Legal limit for a snowmobile (83 dB = 1000 ft circles). This will happen every day.
- Circle at (5) encloses more than 60 residential properties (at least 120 citizens)
- Circle at (4) encloses “ONLY” 14 residential properties (about 30 citizens).
- Autumn Park residences are located between 700 and 960 ft from the exit point.

Image 4

- Shows David DeLind's house “next to the old central fire station.” His house (which is BEAUTIFUL) is located roughly 770 ft from the exit point.
- Ask him to DO THE RIGHT THING and give us the same noise limits as he has.

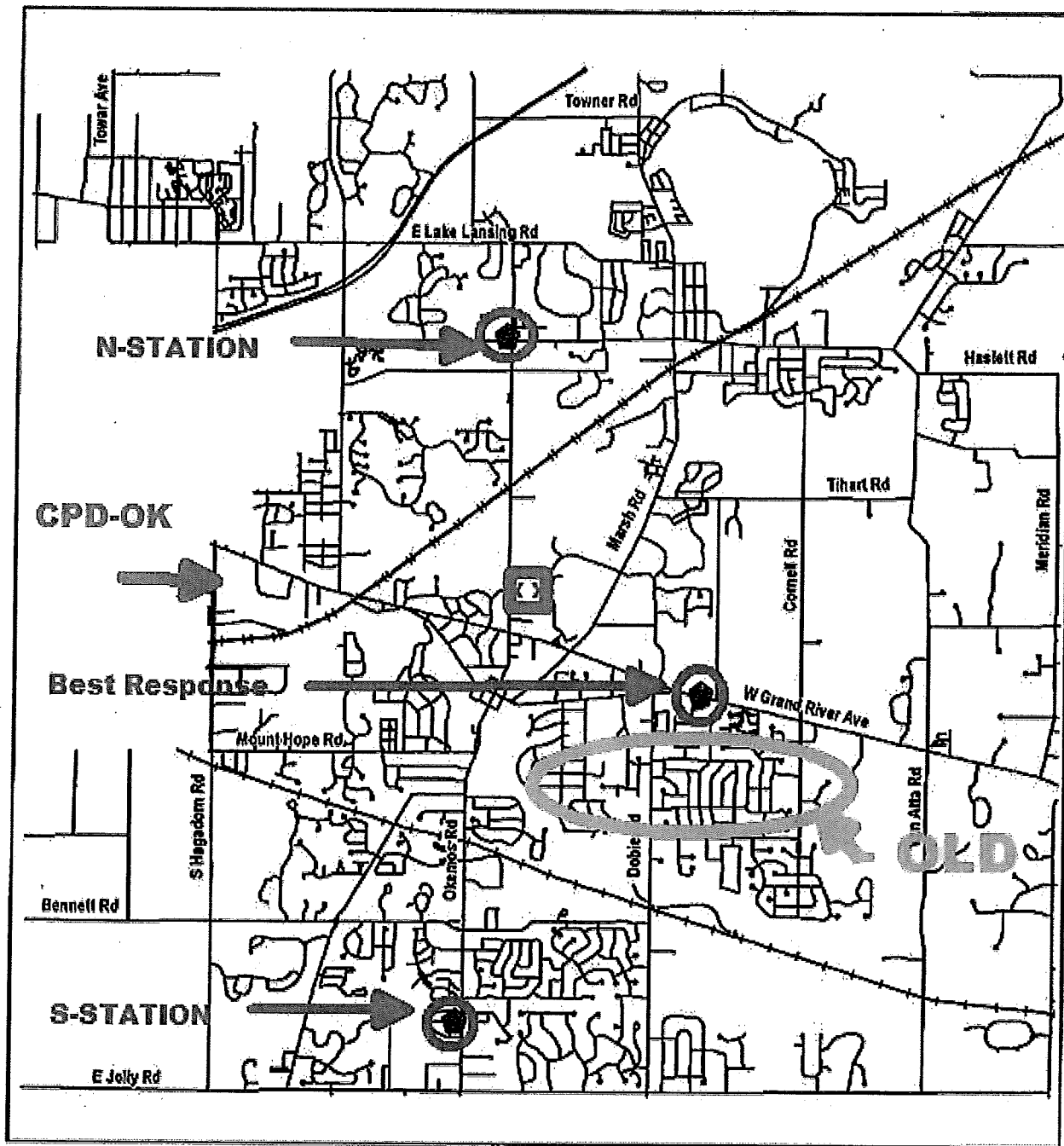
IF A SECTION 61 IS APPROVED IT SHOULD BE WITH THE RESTRICTION THAT ONLY AN EXIT ONTO THE MERIDIAN MALL SERVICE ROAD IS ALLOWED.

IMAGE 1



WWW.MERIDIANMIVOTE.INFO

IMAGE 2

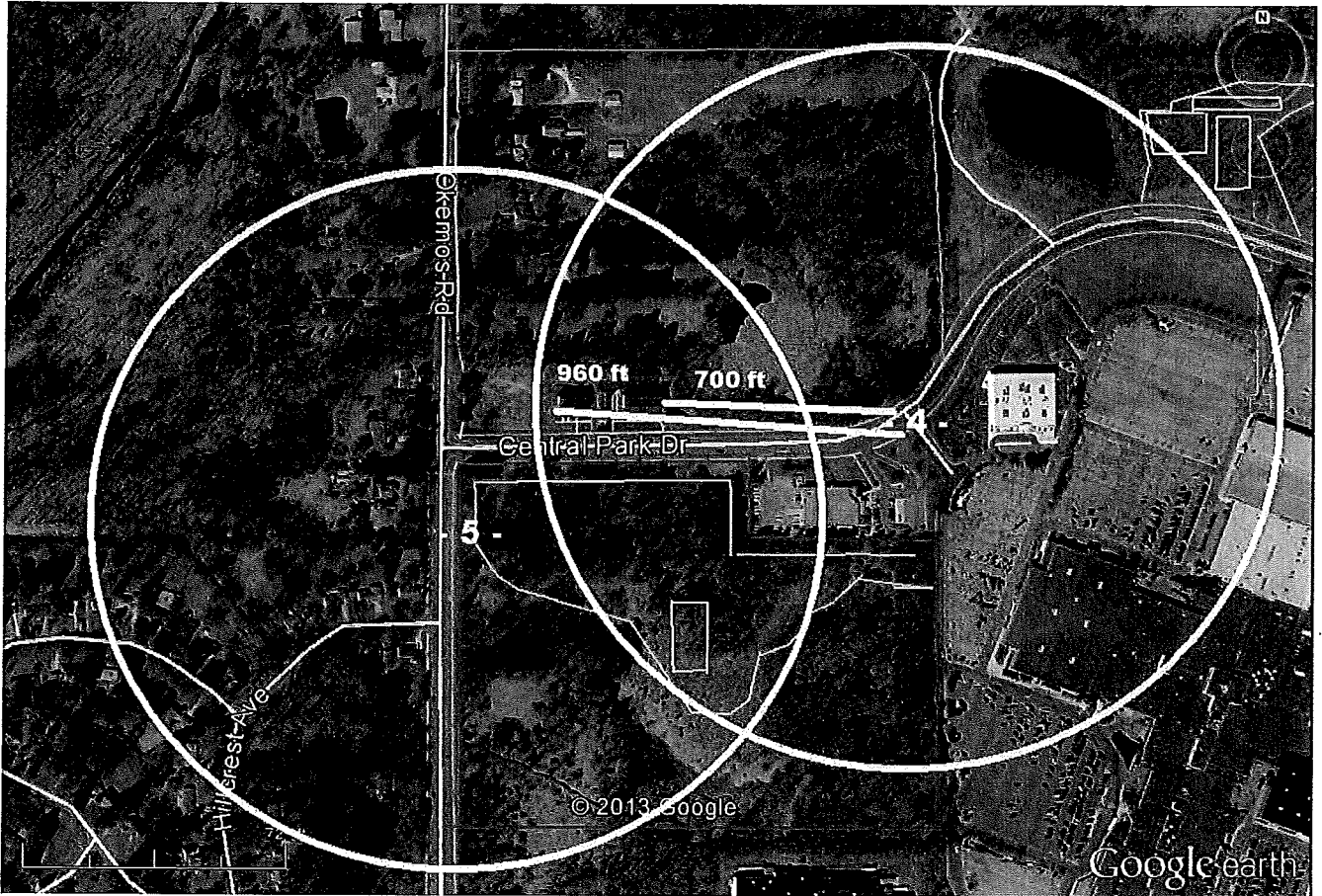


Proposed Central Fire Station Grand River Ave Location



WWW.MERIDIANMIVOTE.INFO

IMAGE 3



WWW.MERIDIANMIVOTE.INFO

IMAGE 4



WWW.MERIDIANMIVOTE.INFO

Gail Oranchak

m: Joy Wiseman <jwiseman@Olivetcollege.edu>
Sent: Monday, March 24, 2014 12:56 PM
To: Gail Oranchak
Cc: Board
Subject: RE CR#14033

Meridian Township Planning Commission-

We are residents of the Ottawa Hills Subdivision and would like to speak out against the approval of the proposed plans for the fire station to be located at the corner of Okemos Rd and Central Park Drive. I am aware that the township board has deferred the decision, to rezone the area and allow for the construction of the station on the site, to the planning commission and that you be making a final vote tonight. Below are a few of my concerns that I hope you will take into account when making this decision.

1. This is the second site plan that has been presented to the planning commission as the first one was rejected because the fire engines would be exiting onto Central Park Drive; directly across the street from the condominiums. Understandably, there was a concern about the noise as **the truck sirens will exceed the allowable noise decibels; limited to 83 by Michigan Law.**

My question for you is: How does turning the exit to face Okemos Rd change the fact that the noise level is higher than acceptable in a residential area? When in fact, there are far more residents and homes in the Ottawa Hills area than in Autumn Park? I applaud the residents of the condominiums for continuing their advocacy on this issue.

2. The township has as much admitted that the site location for the fire station was not presented to the township for vote clearly. We are looking at an issue of transparency. The site was put on the ballot attached to a request for a mileage increase to support a new station. The location was mentioned at the end...essentially in the fine print. Residents were not voting on a location when they marked their ballot, they were voting on a mileage increase. **This site approval needs to go back to the residents for a vote and the decision should not be in the hands of the planning commission or the township board.**
3. I want to be assured the planning commission does not consider moving forward without a section 61 review. The complex is being built next to the 100 year flood plan . What are the plans for a water retention area and how does that meet with the Phase II Clean Water Act to insure that the water has been filtered and cleaned before it is drained into the flood plain?

On another note: What plans does the township have for keeping the flooding under control in the future? Our drain system is clearly inadequate to handle the run-off we experience every Spring and Fall. This can be seen currently as a portion of Okemos road and Hillcrest are impassable. Seems to me that putting a fire station in an area that you are assured the roads will be closed off due to flooding is not a good decision when it comes to expectation of a "quick response" from our townships emergency vehicles.

4. I am to understand that a large portion of the emergency services calls are to locations in the central part of Okemos, South of Grand River Drive near Dobie Road. Why then is there a need to place the fire station in a residential area? I'm sure there is a suitable location available in a commercial/municipal zoned area closer to the high frequency areas.

In summary, I feel it is apparent that the township board needs to go back to the drawing board and present the proposal for a new fire station clearly and transparently to the residents of Meridian township...then, the Planning Commission can do their job of approving site proposals that meet all the environmental and construction criteria. It is interesting to note that the only communication and notice I am receiving on this project is through notes taped to my door or concerned citizens mailings. I do not see any education/conversation **lead** by the township board. The letter below, published in the LJG on March 17th clearly sums up my thoughts and feelings on the project.

The question is NOT do we want a fire station?

The concern is that lack of communication, transparency and, what appears to be, an effort to push this project through at all cost.

I look to the Planning Commission to make the right decision for the residents and make the township board go back and follow proper protocol.

Thank you in advance for your consideration.

Joy and Tom Wiseman*
4954 Hillcrest
Ottawa Hills Subdivision
Okemos

*Verbiage from this communication, nor our name and address, may not be put in print or given to the media without my personal consent.

From LSJ March 17, 2014
Public Comment

ADVERTISEMENT

"If you have been following the issues raised regarding the proposed Meridian Township fire station site, you may have come away with the impression that a small group of resident citizens in the Autumn Park Condominiums across the street from the proposed site are putting their selfish interests ahead of the good of the township community.

Unfortunately, the whole new fire station issue has been badly mishandled since before the former township board put it on the November 2012 ballot.

Regrettably, the ballot did not inform Meridian Township voters about two important facts regarding the proposed site:

- Much of the proposed site is environmentally sensitive wetland, also designated as groundwater vulnerability contamination, well-head protection and watershed areas)
- There are two, not one, properties zoned for residential use near the proposed fire station facilities

■ The fire station proposal did not go through the state required Township Planning Commission process for a so-called Section 61 Review (location, character, content, extent) and a Special Use permit (SUP/zoning use exemption in residential zoned property). Worse yet it seems, is it would be built right across the street from the high end condominium residents.

Residents need to be part of the community planning process so that it reflects our values, vision and demographics.

Insensitive to environment

Every member of the township board ran for office with statements that included sensitivity to the environment, citizen control and input into township growth and development.

However, on the fire station issue, they have not been true to their pledges. Board decisions seem to have been guided by frugality – build the fire station on township property to save money – rather than good judgment such as where will the township grow in the next 50 years and which areas will need EMS and fire services.

The board and its staff seem to be trying to cast the Autumn Park Condominium Homeowners Association as the “bad guy” for objecting to this questionable site selection.

These residents of bought their properties in an area zoned for residential use with confidence that they would not be subjected to arbitrary and capricious property zoning and use changes.

The new fire station issue for the condo owners, and us, has become a matter of trust in our local government. Trust to do the right thing. The ballot proposal rushed through to avoid answering questions from skeptical residents.

The result: Time lines were missed and procedures and processes that apply to everyone in the township for any kind of a project were ignored.

Our local government seems to consider itself exempt from compliance with its own rules and regulations. There is no urgency. Doing the right thing protects our properties and values.

That is what this issue is really about. Doing the right thing is the right thing to do. If not, then all those values are up in smoke.

Vance Kincaid is a resident of Okemos.”

Gail Oranchak

m: Dorothy France <sonnydor48864@yahoo.com>
Sent: Monday, March 24, 2014 1:03 PM
To: board@merician.mi.us
Cc: Gail Oranchak
Subject: fire station

I am one of the 11,754 people that voted yes for a new Meridian Township Fire station. This is an important infrastructure project, because it impacts the lives of citizens and visitors in the middle of our township. I would like the planning commission to vote yes on the section 61 review on Monday March 24, 2014 to help move this project to the next step.

This site fulfills all the requirements of the section 61 with regards to the location, character, and extent. The location is centrally located which allows for protection of the townships core. The access to and from the site is on main north, south, east roads. The fire station's character is consistent with the business and residential surroundings. The areas to the south and east of the project site is a business district that is almost completely developed and backs up to the Meridian Mall, United States Post office, Best Buy and Office Max. The extent of the project is a single story fire station with architecture that complements the area developments only developing 1.2% of the site.

After approval of the section 61 review I hope the Meridian Township board takes action to approve the special use permit and have construction to start as soon as possible.

We have been residence of Ottawa Hills for 50 years and are very anxious for this project to go forward.

Thank you, Fred and Dorothy France

Gail Oranchak

m: Dorothy France <sonnydor48864@yahoo.com>
sent: Monday, March 24, 2014 5:55 PM
To: Gail Oranchak

I am one of the 11,754 people that voted yes for a new Meridian Township Fire station. This is an important infrastructure project, because it impacts the lives of citizens and visitors in the middle of our township. I would like the planning commission to vote yes on the section 61 review on Monday March 24, 2014 to help move this project to the next step.

This site fulfills all the requirements of the section 61 with regards to the location, character, and extent. The location is centrally located which allows for protection of the townships core. The access to and from the site is on main north, south, east roads. The fire station's character is consistent with the business and residential surroundings. The areas to the south and east of the project site is a business district that is almost completely developed and backs up to the Meridian Mall, United States Post office, Best Buy and Office Max. The extent of the project is a single story fire station with architecture that complements the area developments only developing 1.2% of the site.

After approval of the section 61 review I hope the Meridian Township board takes action to approve the special use permit and have construction to start as soon as possible.

We have been Ottawa Hill residence for 50 years and well the new fire station location.

Thank you, Fred and Dorothy France
4932 Grandview Ave
Okemos, Mi 48864
517-349-4532

Gail Oranchak

From: Joy Wiseman <joy.wiseman@sbcglobal.net>
Sent: Monday, March 24, 2014 11:59 PM
To: Gail Oranchak; Board; Frank Walsh
Subject: Meridian Twsp Fire Station Decision

Meridian Township Board, Planning Commission and Mr. Walsh,

I am appalled at what I witnessed tonight during the planning commission's vote to move forward with the proposed site for the new fire station. It is clear that the commissioners felt pressure to make a decision, based on incomplete information, as it was cited several times by some of the them.

Adding a clause to insure that the township manager will work with the homeowners on Hillcrest to construct a barrier from the noise says several things.

1. First, that you AGREE there will be an issue with the noise (otherwise, there would be no need for the clause).
2. Secondly, what does "work with" mean to the township? Does it mean help pay for the barrier, be agreeable to approve any type of structure they choose to put up, or what?

Lastly, I am a homeowner in the Hillcrest neighborhood who lives just on the other side of the park; three houses away from Okemos Road and the new fire station. Not on one occasion has anyone from the township, fire department, or anywhere else reached out to my husband or I through a knock on the door, a phone call or a mailing. The only way I have been notified of the discussions occurring with the township board and the planning commission were through mailings from Ms. Simkins and a note taped to my door over the week-end.

In addition, I am under the impression that the personal visits made to the neighbors homes happened during the day; when most were probably at work. Nonetheless, no matter when they were made, I find it interesting that we never had a knock on the door or even a note that said "we stopped by to talk with you about...". Especially since my husband is retired and home most of the time except when taking our daughter to school. Seems suspicious to me that he was not home when some "stopped by".

I feel very sorry for the homeowners on the corner of Hillcrest and Okemos when the township comes to "work with them"! All I can say is, I hope I can sell my house before you put a shovel in the ground.

An extremely disappointed resident of Meridian Township,

Joy Wiseman
4954 Hillcrest
517-449-1410

Paula Clark
Supervisor

Kathleen McQueen
Clerk

Jeff Garrity
Treasurer



Ryan Fewins-Bliss
Trustee

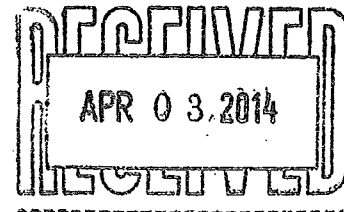
Cindy Cronk
Trustee

Walter Pett
Trustee

Leon Puttler
Trustee

DATE: Tuesday, April 01, 2014

TO: Reviewing Agencies



RE: Notice of Update to Township Master Plan

To Whom it May Concern,

Over the past year, the Bath Charter Township Planning Commission has undergone the process of reviewing and updating its Master plan, in accordance with the Michigan Planning Enabling Act. Under Section 41 of the Act, your community or agency may submit comments on the proposed plan to the Bath Charter Township Planning Commission prior to June 3, 2014.

A draft of the Master Plan can be found on the Township's website, <http://bathtownship.us>. It may also be provided to you in hard copy upon request.

Thank you for your interest.

Sincerely,

Kathleen McQueen, Clerk

Bath Charter Township

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: April 11, 2014

RE: Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road

The Planning Commission held a public hearing on February 24, 2014 regarding Rodney and Kimberly Friesen's request for a special use permit to establish an "International House" where two to six students live with them in their primary residence. The applicants have an option to purchase 2500 Haslett Road contingent on receiving a special use permit for the proposed use.

The request is being evaluated under Section 86-659 Other Special Use since the use is not similar to any other use listed in the zoning ordinance. 2500 Haslett Road is approximately 3.75 net acres, located on the north side of Haslett Road approximately 1,500 feet east of Park Lake Road. It is zoned RR (Rural Residential). The applicant has not proposed any changes to the approximate 6,000 square foot, 5- bedroom, 4.5 bath house that would modify the footprint of the principal structure. A rental housing license will be required by the Township.

Since the public hearing, the applicant has affiliated with International Friends Church and International Friendship Incorporated, organizations assisting foreign students. Information about the groups has been provided by the applicant and is attached.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution to approve has been provided.

Attachments

1. Resolution to approve
2. Applicant letter dated February 27, 2014
3. Signed affiliate agreement dated April 11, 2014
4. Applicant e-mail communication dated April 9, 2014 with attachments
5. Endorsement

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of April 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Rodney L. and Kimberly Friesen requested a special use permit to establish an "International House" and have two to six students live with them in their private residence; and

WHEREAS, the Planning Commission held a public hearing and discussed Special Use Permit #14031 at its February 28, 2014 regular meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated February 24, 2014 and April 10, 2014; and

WHEREAS, the applicant has an option to purchase and intend to occupy an approximate 6,000 square foot residence located on 3.75 acres, zoned RR (Rural Residential) and addressed as 2500 Haslett Road; and

WHEREAS, with 470 feet of lot width and 163,350 square feet of lot area, the site exceeds the minimum lot width of 200 feet and minimum lot area or 40,000 square feet for a residential use in the RR district; and

WHEREAS, the residence located on the site is setback from adjacent residential lots to the west, east and north by approximately 162 feet, 230 feet, and 175 feet respectively exceeding the minimum side and rear setbacks of 20 feet (side) and 35 feet (rear); and

WHEREAS, building improvements are not proposed thus the residential appearance and character of the structure will not be altered; and

WHEREAS, the site is served by public water and sanitary sewer thus costly extension of services are not required; and

WHEREAS, public transportation is available on Haslett Road; and

WHEREAS, the proposed use does not involve hazardous operations or materials nor will it produce excessive noise, smoke, fumes, or glare.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14031 (Friesen) with the following conditions:

**Resolution to Approve
SUP #14031 (Friesen)
Page 2**

1. Approval is granted based on the application dated January 15, 2014 and supporting materials submitted by the applicant.
2. The use shall be owner-occupied with no more than six (6) unrelated, international students residing in the house at any one time.
3. The applicant shall obtain a rental housing license from Meridian Township prior to leasing rooms to students.
4. The applicant shall maintain the affiliation with the International Friends Church and International Friendship Incorporated, and remain in good standing with both organizations for the duration of the use approved by Special Use Permit #14031. If the applicant wishes to change the affiliation, prior approval by the Director of Community Planning and Development shall be required.
5. The former tennis court shall not be reestablished except through the formal site plan review process subject to the approval of the Director of Community Planning and Development. If a tennis court is reestablished, it shall be no closer than 25 feet to any side or rear property line and landscaping shall be installed to obscure it from view of adjacent single-family residences. Lights shall not be installed to illuminate the tennis court for night use.
6. If parking becomes a problem, a parking lot shall be required. Prior to establishing a parking lot, the applicant shall submit an application for site plan review to the Department of Community Planning and Development. The site plan review application is subject to the approval of the Director of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of April 2014.

Patricia Jackson
Planning Commission Chair

Rodney and Kimberly Friesen
10888 Beach Court
Perrinton, MI 48871
February 27, 2014

Meridian Township Planning Commission
Principal Planner
Gail Oranchak
5151 Marsh Road
Okemos, MI 48864

Dear Ms. Oranchak and Planning Commission Board:

We want to take the opportunity to thank you for conducting the public hearing on our SUP request for the property at 2500 Haslet Road on February 24, 2014. As you are aware the issue of how the Federal Fair Housing Act applies to the SUP application was raised at that hearing. We were not prepared to address this at that time.

We have begun to research and gain information to address this issue. We have several people we have contacted to give us opinions and information to help us clarify and understand the above issue. We would like to request that the discussion scheduled for the Planning Commission meeting on March 10, 2014 be postponed to facilitate further information gathering and submission to the board of any information with time for them to review it before the meeting.

We look forward to continuing to find a solution that will meet both our needs and the concerns of Meridian Township in this matter.

Sincerely,

Rod and Kim Friesen

Affiliate Agreement Between International Friends - International Friendship Incorporated and Rod and Kim Friesen

Preface

International Friends, organized as an Ohio Church, and International Friendship Incorporated, organized as an Ohio faith-based/religious nonprofit organization (IF/ IFI) desire to work with staff members Rod and Kim Friesen to build lasting relationships with international students in the Lansing/East Lansing Area. By joining together, Rod and Kim Friesen and IF/ IFI desire to support each other to build cross cultural understanding across multiple ethnic backgrounds by providing a living experience with an American family.

Mission Statement

We desire to build lasting relationships with international students by providing housing that offers a home-like setting to facilitate cultural understanding.

IF/ IFI Principles

We share a heart for cultural understanding.

We value extending true hospitality to internationals by opening our homes to them and living among them with an open life, demonstrating respect, acceptance and appreciation for them and their various cultures.

We value unconditionally loving and serving international students by meeting felt needs and reaching out in genuine friendship.

We value partnering with other organizations to effectively serve the international student population.

We value using forms and approaches for ministry to internationals that are culturally sensitive and meaningful to the international's background and consistent with Biblical truth. We follow the Bible's teaching, "Love your neighbor as yourself."

We value exercising faithful stewardship of the resources God has given us, including people, finances, and time, and we seek to use these gifts with God's wisdom.

We value excellence, a quality of work that honors God and is pleasing to our international friends.

We value integrity, operating in a manner that reflects Biblical standards and our stated values, striving to represent ourselves accurately without falsehood or exaggeration and seeking to fulfill what we promise.

We value investing in the continuing development of staff and volunteers by providing training that matches their responsibilities.

Rod and Kim Friesen Principles

To support the mission and principles of IF/IFI as outlined above.

To work under the guidance and leadership of IF/IFI.

To conduct the operation of the house in a manner that protects and promotes the good name of IF/IFI and contributes to the growth of IF/IFI and its outreach to the international community and is in the best interest of other IF/IFI interests.

To build relationships and cross cultural understanding by housing up to six international students.

To protect the best interests of international students.

To be ethical and respectful in their decisions regarding international students.

To strive to provide equal access for international students.

To abide by local, state, and federal laws regarding the treatment of students.

To be responsible for compliance with applicable laws and regulations with regard to students' rights to privacy.

Rod and Kim Friesen will complete IF/IFI's annual cross cultural training.

Rod and Kim Friesen will provide a quarterly report to IF/IFI leadership on their operations.


A. Probation: The IF/IFI shall notify the Affiliate in writing of the Executive Director's and National Field Director's intention to place the Affiliate on probation. The notice shall provide specific reasons for the proposed action and identify specific actions that the Affiliate must take to correct its non-compliance. The Affiliate shall have the right to respond to the notice, both in writing and in person at the meeting at which the probation shall be considered. Written responses by the Affiliate must be postmarked within 60 days from the date of the notice. If IF/IFI votes to place the Affiliate on probation, the Affiliate shall be given six months to correct its non-compliance to IF/IFI's satisfaction. If the Affiliate fails to correct the non-compliance identified by IF/IFI during the probationary six-month period, the IF/IFI may then decide to continue the probation or suspend or terminate the Affiliate's status as set forth below.

B. Suspension: IF/IFI may decide to suspend the Affiliate until the Affiliate corrects its non-compliance. IF/IFI shall notify the Affiliate in writing of its intention to suspend the Affiliate. The notice shall provide specific reasons for the proposed suspension and identify specific actions that the Affiliate must take to correct its non-compliance. The Affiliate shall have the right to respond to the notice, both in writing and in person at the meeting at which the suspension shall be considered. Written responses by the Affiliate to IF/IFI must be postmarked within 60 days from the date of the notice. If IF/IFI votes to suspend the Affiliate, the Affiliate shall not have the rights of Affiliates as provided in the IF/IFI policies and procedures and Affiliate Agreement for the period of the suspension and shall not be allowed to participate in IF/IFI activities, including Affiliate training programs, during such suspension.

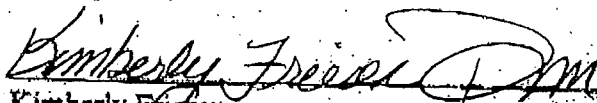
C. Termination: IF/IFI may decide to terminate the Affiliate status of an Affiliate for non-compliance. IF/IFI shall notify the Affiliate in writing of the board's intention to terminate the Affiliate's status. The notice shall provide specific reasons for the proposed termination. The Affiliate shall have the right to respond to notice, both in writing and in person at the meeting at which the termination shall be considered. Written responses by the Affiliate to IF/IFI must be postmarked within 60 days from the date of the notice. If IF/IFI votes to terminate the Affiliate, the Affiliate shall no longer have the rights of Affiliates as provided in the policies and procedures and Affiliation Agreement and shall not be allowed to participate in IF/IFI activities including but not limited to IF/IFI Affiliate training programs.

The Probation, Suspension and Termination in A-C above, nor anything else in this Affiliation Agreement, however, restricts or otherwise limits IFI/IF right to terminate Rod or Kim Fiesen as employees at any time per the 'at will' status for IFI/IF employees under the IFI/IF policy manual.


We the undersigned agree to the stated principles in this affiliate agreement.


Rodney Friesen

4-11-14
Date:


Kimberly Friesen

4/11/14
Date:


IF/IFI by Rich Mendola, Executive Director

4-11-14
Date:

Gail Oranchak

From: Friesen, Rod <Rod.Friesen@adm.com>
Sent: Wednesday, April 09, 2014 4:25 PM
To: Gail Oranchak
Subject: Friesen's

Planning Commission,

IFI was founded in 1979 at The Ohio State University. They now have operations on several college campuses where they help international students adjust to our culture by providing resources such as transportation assistance, temporary housing, English language partners, and American home visits over holidays. My impression is that they don't try to replace existing organizations that are doing these things but they will assist in helping coordinate different services to international students.

Our goal to house international students on a long-term basis is a new outreach for IFI. The director of IFI sees value in what we want to do in Meridian Township. They have started offering some long-term housing options in Columbus, but none of this housing is owner-occupied. IFI is eager to see us start this house and possibly provide a template to provide similar housing near other college campuses. They feel our approach is better suited to building long-term relationships with the international community.

I'm sending several pages of information (attached) that provides detail about IFI as well as its mission and vision statement. I think this will help the Planning Commission understand why we are partnering with IFI as an affiliate.

Thank you,

Rod and Kim

Rod Friesen DVM
10888 Beach Ct.
Perrinton, MI 48871
989-682-9066 Phone
989-292-0954 Cell
989-682-9005 Fax

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.



Purposes and Goals

-- OUR MISSION --

We (IFI staff, volunteers, donors, and churches) serve (outreach events, meet practical needs, and evangelistic and discipleship Bible studies) and partner with (disciple and impart vision of reaching out to family and friends) international students so that Christ can be made known among the Nations.

PURPOSE I

To evangelize, disciple and equip internationals to know Christ and make Him known among the nations, as oaks of righteousness planted by the Lord

Goals:

1. To build a broad base of friendships with internationals
2. To have loving relationships with internationals regardless of their spiritual interest
3. To motivate and challenge our international friends to consider Christ
4. To follow-up and disciple international Christians
5. To train key international Christians as disciple-makers

PURPOSE II

To provide cross-cultural training and to mobilize Christians to reach the internationals on their door step

Goals:

1. To partner with and serve Columbus Area churches and individual Christians by providing Cross-cultural training, resources, and opportunities to befriend internationals
2. To develop a ministry team of international and American laborers whose purpose it is to minister directly to the spiritual needs of internationals
3. To pray and believe God for personal growth in Christ-likeness in the lives of campus ministry team members and other volunteers
4. To equip campus ministry team members and volunteers to become more effective in ministering cross-culturally
5. To see Christians who have been involved with us go into other cross-cultural ministries both here and abroad



Vision

Our vision is to train international students for effective service among the nations and to partner with local churches to see the Great Commission fulfilled. In order to accomplish this vision we will do the following:

1. **Evangelize, disciple, and equip internationals:** To see internationals raised up who, in the years to come, will be “oaks of righteousness” among the nations. (Isaiah 61:3)
 - a. Build broad base of friendships with internationals.
 - b. Motivate and challenge our internationals to consider Christ.
 - c. Follow up and disciple international Christians.
 - d. Train key international Christians as disciple-makers.
 - e. Send students to the nations as effective witnesses for Jesus

2. **Mobilizing local believers:** To mobilize Christians to reach the internationals on our doorstep by serving in committed levels of responsibility with IFI:
 - a. Work with church leadership to recruit members and other churches to make cross-cultural friendships.
 - b. Meet practical needs, i.e. Airport pickup or temporary housing.
 - c. Participate in an IFI sponsored Bible discussion group with international friends.
 - d. Serve as a teacher or classroom assistant in IFI’s “English as a Second Language (ESL)” program.
 - e. Serving as a local church representative (LCR) for IFI.
 - f. Lead or co-lead a small-group Bible study.
 - g. Become an ethnic team leader on the campus ministry team.
 - h. Accompany students on IFI sponsored trips.

3. **Training American Christians:** To train Americans in cross-cultural ministry to international students to:
 - a. Minister to non-Christian internationals.
 - b. Pray and believe God for personal growth in Christ-likeness.
 - c. Become more effective in ministering cross-culturally.
 - d. Team with others also interested in international student ministry and where possible work together with those interested in the same culture.

What is International Friendships?

IFI is a Christian community organization that works in partnership with universities and volunteers to promote friendship and hospitality for international students, scholars and family members. IFI links international students with American volunteers from local churches who are interested in cross-cultural exchange and who help meet the various practical needs internationals face in living in another culture. IFI also partners with internationals through on-campus student organizations.

Who may participate?

Our programs and activities are open to students of all nationalities and religions; any international student, visiting scholar, or spouse who wants to get to know other international students and American volunteers can participate. Families are always welcome.

How can International Friendships help you?

Social: International Friendships provides opportunities for you to meet Americans who will open their homes and hearts to you. They can help you practice English and will spend time learning about you and your country. They will also help you learn more about America.

Cultural: Throughout the year, International Friendships takes trips to various places of interest in the United States. These could be day or extended trips. Special activities are often planned during holidays.

Spiritual: Small groups meet weekly to talk about the Bible. Visits to local churches can also be arranged. We also have programs and activities for children.

Help: When you first arrive, volunteers are available to pick you up at the airport and/or provide temporary housing for up to 4 days. We also have volunteers who will meet with you to help you practice your English. Finally, we are here to help you and answer any questions you may have about life in America. We want you to feel at home in Columbus, Ohio.

IFI Today (2013) – Statistics and Information

The following information is changing all the time. Please contact the office for the most updated statistics.

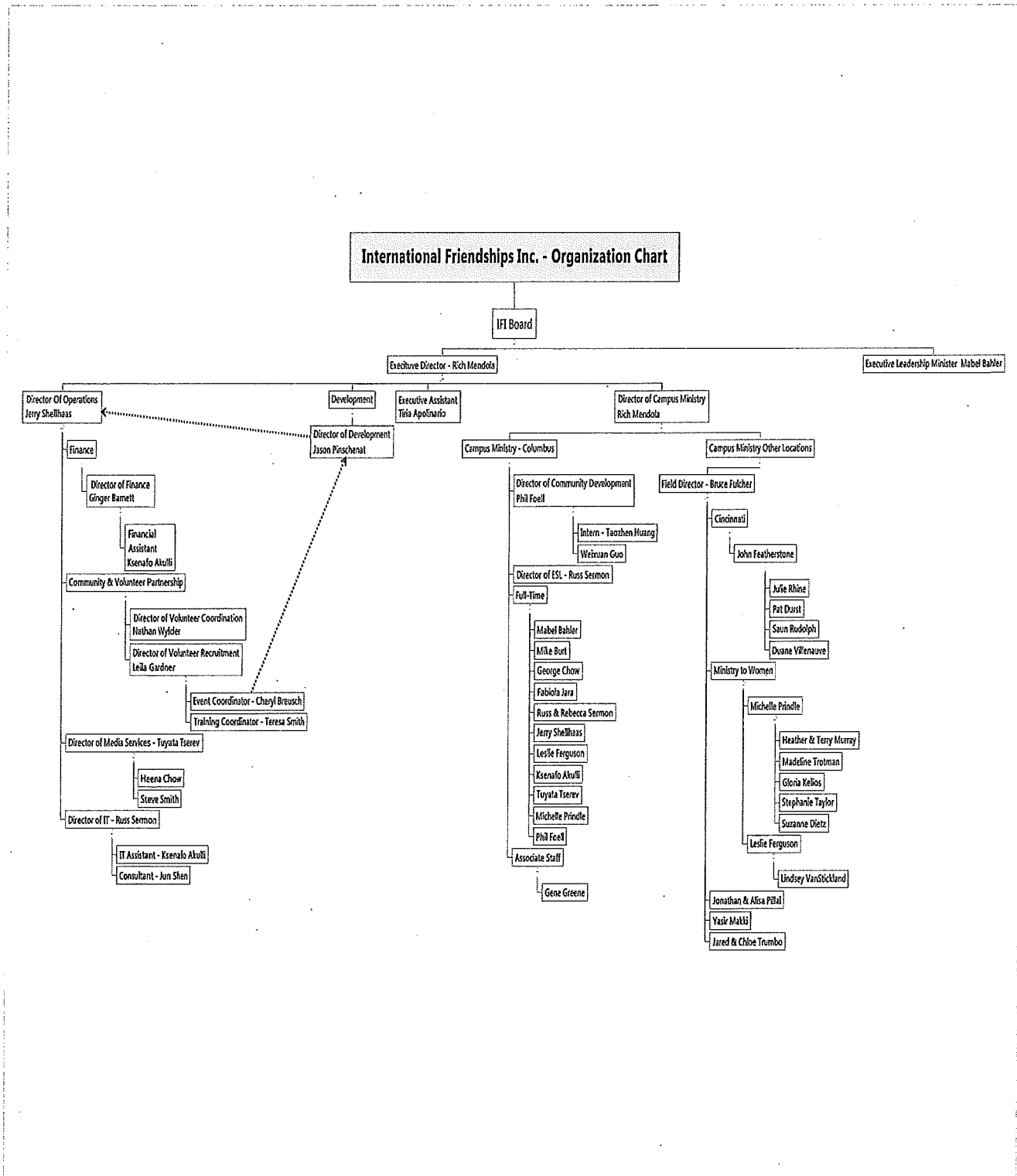
- Expansion from a single-campus ministry to a multi-campus ministry.
- Over 50 church mission boards have embraced IFI's vision and are partners with IFI.
- In the U.S., there are currently 12 campus ministries (and expanding):
 - Columbus, Ohio
 - Cincinnati, Ohio
 - Muskingham, Zanesville, Ohio
 - Urbana University, Plain City, Ohio
 - Otterbein, Westerville, Ohio
 - College of Wooster, Ohio
 - Marietta College, Ohio
 - Dayton, Ohio
 - University of Virginia
 - Portland, Oregon
 - University of North Carolina
 - Arkadelphia, Arkansas
- The beginnings of a missionary-sending organization:
 - In 2001, one student returned to his home country after receiving re-entry training from IFI. He is now serving as a missionary and church planter in Sudan, Africa and being supported by IFI.
- Expansion in Staff and Outreach
 - IFI currently is staffed by total of 40+ workers. They are made up of campus ministry staff and support/administrative staff.
 - Campus ministry staff raise their own financial support
 - Support/administrative staff are primarily paid by IFI
 - Over 400 internationals plugged into Bible studies
 - In Columbus, 1408 active volunteers serving 2000+ of the 8000 internationals from over 125 countries.
 - Specialized ministries:
 - Muslim Ministry Team
 - Hindu Ministry Team
 - Chinese Bible Study Group
 - Japanese Bible Study Group
 - African Bible Study Group

IFI Future Goals

At the 2013 Annual Banquet, IFI disclosed its "Vision Goals" for the future:

- Establish a training and resource center
- Expand to other cities and campuses
- Strengthen core ministries (training of volunteers and staff, partnerships with churches, serving of internationals, etc.)

Appendix B: IFI Organizational Chart



To whom it may concern
I've been Rod's neighbor for a little over 7 years in that time my family and I have had many conversations and got to know his family & experienced how much he likes to help his neighbors out. In my opinion he would do whatever it takes to help anyone. To talk to Rod and to hear how much his family & him like to have MSU Foreign students come to his house and have big cookouts play games and he gives them experiences they probably never had like taking boat rides, tubing, skiing on the lake we live on. He also has had exchange students through the High School in our area. I've seen him interact with them very well let them drive his tractor & taking them to his farm where he raises cows. We also have a lake association and they ask for volunteers all the time and you will see Rod's name in our flyer all the time for helping clean up in Spring getting our picnic tables out cleaning up the beach area. It is a true blessing to have such a good neighbor & we will miss his family & him when he goes but where ever he goes he will be welcome and someone will be getting very special neighbors.

Sincerely
Ken Taylor

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: *Gail Oranchak*
Gail Oranchak, AICP
Principal Planner

DATE: April 10, 2014

RE: Special Use Permit #14041 (First Housing Corporation), request to construct additions to buildings in Phase 1 of Grange Acres and bring the project into compliance with SUP for a group of buildings greater than 25,000 square feet in area

The Planning Commission held a public hearing on March 24, 2014 regarding First Housing Corporation's special use permit request to accomplish two purposes:

- To construct an approximate 90 square foot addition onto the front of 38 studio apartments in Phase 1 of Grange Acres to convert them to one-bedroom units
- To bring the entire 4-phase Grange Acres project into compliance with Section 86-658 Buildings greater than 25,000 square feet in gross floor area

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit amendment for the use and will make a recommendation to the Township Board regarding the special use permit for a group of buildings greater than 25,000 square feet in gross floor area. The attached resolutions are consistent with the Planning Commission's general support of the project.

Attachments

1. Resolution to approve building additions
2. Resolution to recommend approval for size

RESOLUTION TO APPROVE

**Special Use Permit #14041
(First Housing Corporation)
Grange Acres**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 14th day of April 2014 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, First Housing Corporation has requested a special use permit to convert 38 studio apartments into one-bedroom units by adding approximately 90 square feet onto the front of each unit; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on March 24, 2014; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated March 20, 2014 and April 10, 2014; and

WHEREAS, the approximate 56.75 acre site is properly zoned RC (Multiple Family-maximum 14 units per acre) and RD (Multiple Family-maximum 8 units per acre) which allow multiple family housing developments with more than two units by special use permit; and

WHEREAS, Grange Acres located west of Marsh and north of Lake Lansing Road has been designed to be harmonious and appropriate with the existing uses surrounding the site; and

WHEREAS, converting 38 studio apartments to one-bedroom units will not have a significant impact on traffic or public services; and

WHEREAS, Grange Acres is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14041 (First Housing Corporation) with the following conditions:

1. Approval is granted based on the site plan dated March 21, 2014 and floor plans dated November 1, 2013 prepared by Economides Architects, subject to revisions as required.

**Resolution to Approve
SUP #14041 (First Housing Corporation)
Page 2**

2. Approval is subject to the applicant receiving Township Board approval for a group of buildings greater than 25,000 square feet in gross floor area.
3. The final site plan and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
4. A landscape buffer shall be installed between the building housing the new offices, identified as 3A on the March 21, 2014 site plan, and the south property line to screen the adjacent single-family residence. The landscape buffer shall be subject to approval by the Director of Community Planning and Development.
5. Approval is subject to the granting of variances by the Zoning Board of Appeals for proposed building additions located closer than 25 feet to existing parking areas per Section 86-376(g)f.7.a.
6. At least one of the four new parking spaces shall be ADA compliant.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. A copy of the information that exists on computer for the project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of April 2014.

Patricia Jackson
Planning Commission Chair

RESOLUTION TO APPROVE

**SUP #14041
(First Housing Corporation)
Grange Acres**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 14th day of April 2014 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, First Housing Corporation has requested a special use permit to bring Grange Acres Senior Housing complex, consisting of a group of buildings greater than 25,000 square feet in gross floor area into compliance with Section 86-658 of the zoning ordinance and increase total building size from 228,559 square feet to 231,979 square feet; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on March 24, 2014; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandum dated March 20, 2014 and April 10, 2014; and

WHEREAS, the approximate 56.75 acre site is properly zoned RC (Multiple Family-maximum 14 units per acre) and RD (Multiple Family-maximum 8 units per acre) which allow multiple family housing units in a group of buildings greater than 25,000 square feet in gross floor area by special use permit; and

WHEREAS, the group of buildings located west of Marsh and north of Lake Lansing Road has been designed to be harmonious and appropriate with the existing uses surrounding the site; and

WHEREAS, the additional 3,420 square feet in floor area will not have a significant impact on traffic or public services; and

WHEREAS, the Grange Acres is served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #14041 (First Housing Corporation) for a group of buildings greater than 25,000 square feet in gross floor area.

ADOPTED: YEAS: _____

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: April 10, 2014

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

RE: Commission Review #12053 (Planning Commission), amendments to the 2005 Master Plan in support of an urban services district

The Planning Commission last discussed the Township Board's Urban Service Management Area boundary at the March 10, 2014 meeting. The attached Urban Services District map shows the two changes made by the Planning Commission at the meeting—acceptance of Area 1 and a proposed revision to Area 6.

With regard to Areas 2, 3, 4, and 5, a clear consensus was not apparent thus staff was unable to prepare an effective resolution for action at the April 14 meeting. If the Planning Commission will provide the necessary direction staff will prepare a resolution for the April 28 meeting. Both the Tri-County Urban Service Management criteria and Director Kieselbach's December 9, 2013 memorandum explaining the Township Board's justification for the boundary are attached to guide your individual decisions.

Attachments

1. Urban Services District map revised April 10, 2014
2. Tri-County Regional Planning Commission criteria
3. Director Kieselbach's memorandum dated December 9, 2013

that concisely expresses the desired function of a USB policy in the Tri-County region. The purpose statement is as follows:

The Tri-County USB Policy Purpose Statement

The purpose of a USB is to establish a shared, long-term policy that will help communities:

1. Keep urbanized areas viable
2. Protect farmland, open space, and rural quality of life
3. Preserve priority conservation areas
4. Utilize existing infrastructure
5. Cost-save through cooperation and efficiency

Boundary Location Criteria

One of the most difficult aspects of developing a USB policy is determining exactly where the boundary line should be. Appropriately, at the onset of this process members of the URSD/USB Committee emphasized the need for the boundary be based on a set of criteria, rather than something arbitrarily decided. To meet this objective, LIAA staff led the group through a brainstorming session to develop a criteria list. The following criteria list is the result of that session:

Criterion 1: Existing and planned sewer and water infrastructure

Intense urban land uses, such as residential, commercial, and industrial developments should be directed to where existing sewer and water infrastructure exists to help limit the costly expansion of such infrastructure and the negative impact that intense urban land uses have on the rural landscape.

Criterion 2: Improved roads and road hierarchy

The amount and type of traffic (e.g. industrial trucks) associated with urban development have a significant impact on the condition and functioning of a road. Roads that are not already equipped to handle high volumes of traffic would require improvements that could be costly and change the character of a corridor and surrounding neighborhood.

Criterion 3: Connections between transportation system destinations

Transportation systems, such as transit and non-motorized facilities, play an increasingly important role in the ability of residents to access their community. Some studies have shown that people favor public transportation options as a lifestyle choice and, as fuel prices rise, more people will need to rely on public transit and non-motorized systems to access everyday destinations like work and shopping centers. Directing development toward existing transportation networks will help these types of destinations be more accessible.

Criterion 4: Existing population densities

Directing development toward existing population densities brings community assets to where the people are already located instead of requiring populations to move towards the development. This will help preserve rural areas and reduce wear and tear on greater lengths of the road system.

Criterion 5: Zoning districts and master plan/future land use districts

A considerable amount of research and public input has been invested in the development of local zoning districts and master plan/future land use districts. In several cases, the local jurisdiction has already delineated a USB policy.

Criterion 6: Natural resources and working lands (e.g. open space, farmland, and protected lands)

Existing natural resources and working lands provide a community with important ecological, agricultural, and aesthetic benefits. Once these lands are developed, it is unlikely that they will ever be restored to a natural state or agricultural use. Therefore, it is important to direct development in a way that helps to preserve these lands.

Criterion 7: Distance threshold from existing support services (service radii from fire/police services) and health, police, and fire department recommendations

Greater distances between population centers and fire and police facilities add costs to each emergency service call. The further a household or business is located from a police station or emergency services provider, the higher the cost of the response service and the longer the response time will be. Concentrating growth closer to support services will reduce costs and improve safety.

Criterion 8: Capital Improvement Plans (CIP)

CIPs provide a list of intended improvements by a municipality and should reflect the vision set forth by the master plan. The improvements slated to occur in the CIP and the location of an urban service boundary should be complementary.

Criterion 9: Regional benefit factors

Regional benefit factors can include a range of items, such as economic development projects or regional farmland preservation programs.

Criterion 10: Existing and anticipated 425 Agreement areas

Public Act 425 Agreement areas are lands that have been conditionally transferred from one municipality to another for a designated amount of time. Typically the land being transferred is going into a more urban area who will be extending water and sewer services. Several of the participating jurisdictions in the tri-county region have PA 425 agreements already in place.

Sidebar B
Mapping Layers Used to Draw the Proposed USB in the Lansing Area

1. Existing and planned sewer and water Infrastructure
2. Act 51 and National Functional Classification (NFC) road designations
3. Public transportation routes and stations
4. Parcels
5. Ortho photo and/or existing land use analysis
6. Zoning districts
7. Future Land Use districts
8. Natural and working lands features including wetlands, protected areas, large tracts of forestland and agriculture
9. Prime and unique farmland soils
10. Data from health, police and fire departments
11. Public Act 425 areas

The preliminary USB, shown below in **Map 1**, was developed through a series of planning exercise held at regular Committee meetings, and by the sharing of existing master plans, PA 425 area maps, zoning maps and USB maps. In some instances, TCRPC staff visited with Committee members to identify a preliminary USB, and other Committee members provided existing maps to staff for use in developing the boundary. The Preliminary Boundary is not a final boundary, but must be revisited in its current stage by each participating jurisdiction. The ten criteria listed above must be utilized when fine-tuning the location of the USB and all planning review and required local public input processes must be followed before a USB can be adopted.

MEMORANDUM

TO: Planning Commission

FROM:



Mark Kieselbach
Director of Community Planning and Development

DATE: December 9, 2013

RE: Urban Service Management Area

For the Planning Commission to better understand the Township Board's rationale regarding its changes to the Urban Service Management Area (USMA), the Board appointed a subcommittee on September 17, 2013 to discuss the USMA. At the subcommittee meeting on November 5, 2013, two Board members, three Planning Commissioners, the Township Attorney, Township Manager, and Planning and Engineering Staff discussed the USMA.

Based on the discussion at the subcommittee meeting and the many Board meetings where the USMA was discussed, staff has compiled the Board's rationale for the location of the boundary line for the USMA. The boundary line is based on the criteria from the Tri-County Urban Service Management Study (USMS).

Many of the changes the Board had made to the boundary line relate to the first criterion of the USMS boundary location criteria: "Existing and **planned** sewer and water infrastructure". Areas 3, 4, 5 and 6, map attached, are locations where water and/or sewer are either in existence, were previously approved for extension or areas where the Township plans to make utilities available to protect public health.

Areas 4, 5 and 6 are also locations which relate to criterion 9 "regional benefit factors". Protection of surface and ground water, along with protection of the Red Cedar Watershed are regional, environmental benefits. The poor soil conditions, small lot sizes and age of septic systems for these areas make septic failure a serious public health threat. Preventing surface water contamination, including runoff into the Red Cedar and groundwater contamination were considered when planning to include this area for future utility service.

Mapping layers used in the Tri-County USMS include "8. Natural and working land features including **wetlands, protected areas**... and 10. Data from **health, police and fire departments**." The Township Board looked at wetland maps when making the change to include areas 4, 5, 6, and looked at protected areas when making the change to exclude area 1. The Ingham County Health Department requested that area 6 be included and agreed that areas 4 and 5 also should be included for future utility service. In addition, The Fire department was consulted when adding area 5.

Urban Service Management Area

December 9, 2013

Page 2

- Area 1 East and west of the Trails at Lansing subdivision
- Area is part of Lake Lansing Park North and should not be included in the USMA.
 - Natural and working lands, Mapping layers used for USMS.
- Area 2 North of Shoesmith Road and east of Green Road
- Public water is available to the properties.
 - Ingham County Bureau of Environmental Health would require connection to public water if wells failed.
 - The subdivisions to the south are served by public utilities.
- Area 3 North of Haslett Road and south of Wood Valley subdivision
- The area was part of the Haslett Preserve project approved in 2006 and was intended to be served with public utilities. Due to the economy the project was never developed. The original developer is now considering submitting a new development project for the property. The Haslett Public Schools Superintendent also requested utilities be provided to this area.
 - The subdivisions to the north and west are served by public utilities.
 - Existing and planned sewer and water infrastructure, Criterion 1 USMS.
- Area 4 South of Grand River Avenue and east of Cornell Road
- There is an existing public water main on Grand River Avenue.
 - East Pointe subdivision is served by public water.
 - Poor soil conditions, wetlands and smaller lot sizes make it difficult for properties to be served with a septic system.
 - The subdivision directly to the west of this area is served by public utilities.
 - Existing and planned sewer and water infrastructure, Criterion 1 USMS.
 - Regional benefit factors, Criterion 9 USMS.
 - Natural and working lands, Mapping layers used for USMS.
 - Data from County Health Department and Township Police and Fire Departments, Mapping layers used for USMS.
- Area 5 Along Grand River Avenue, east and west of VanAtta Road
- Area is within the Mud Lake Lift Station Service Area and planned to be served with sanitary sewer.
 - There is an existing public water main on Grand River Avenue to Wellington Estates subdivision.
 - Wellington Estates is served by public water.
 - Ingham County Bureau of Environmental health recommended utilities be extended to serve this area.
 - There are septic system failures in this area.
 - Need for fire protection to Winslow Trailer Park and commercial businesses.
 - Poor soil conditions.
 - Existing and planned sewer and water infrastructure, Criterion 1 USMS.

Urban Service Management Area
December 9, 2013
Page 3

- Regional benefit factors, Criterion 9 USMS.
- Natural and working lands, Mapping layers used for USMS.
- Data from County Health Department, and Township Police and Fire Departments, Mapping layers used for USMS.

- Area 6: North of Jolly Road and south of Shoals subdivision
- Ingham County Bureau of Environmental Health recommended utilities be extended to serve this area.
 - There have been septic system failures in this area.
 - Poor soil conditions and wetlands.
 - The subdivision directly to the west of the area is served by public utilities.
 - Existing and planned sewer and water infrastructure, Criterion 1 USMS.
 - Regional benefit factors, Criterion 9 USMS.
 - Natural and working lands, Mapping layers used for USMS.
 - Data from County Health Department, and Township Police and Fire Departments, Mapping layers used for USMS.

Finally, the Georgetown subdivision was approved in 2005 with the knowledge it would be served with public utilities. On August 20, 2013, the Township Board voted to approve the Sanitary Sewer Intercept Benefit Charge and Reimbursement. Phases 3 and 4 of the subdivision could not be built without the extension of sewer. It was recommended by the Township Attorney the Georgetown Sanitary Sewer Interceptor Payback District be exempt from the Urban Service Management Area, only for the sanitary sewer extensions, until July 7, 2024 or until The Eyde Company is reimbursed the amount in the August 20, 2013 Board Resolution for the Georgetown Sanitary Sewer Interceptor Benefit Charge, whichever comes first.

It is the desire of the Township Board to have an Urban Service Management Area that incorporates their changes and is consistent with the Tri-County's boundary location criteria. Per Section 45(4) of the Planning Enabling Act, if the Township Board rejects a proposed amendment to the Master Plan, the Planning Commission must consider the Board's objections and revise the proposed amendment to the Master Plan to address those objections.

Attachment

1. Map 8-12 Urban Services District dated November 18, 2013


cc: Township Board

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: April 10, 2014

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Senior Planner

RE: Request to initiate a zoning amendment allowing two residences on a parcel 50 acres or more in size

In the attached letter dated April 2, 2014, Attorney Phillip G. Adkison, representing David and Joan Johnson who reside at 6503 Park Lake Road, has requested consideration of a zoning amendment to allow one additional residence on RR (Rural Residential) parcels at least 50 acres in area with one existing residence. Attached to the letter is a proposed draft ordinance to add Section 86-368(c)(15) to the list of uses permitted by special use permit in the RR (Rural Residential) district. Zoning amendments may be initiated either by the Planning Commission or Township Board.

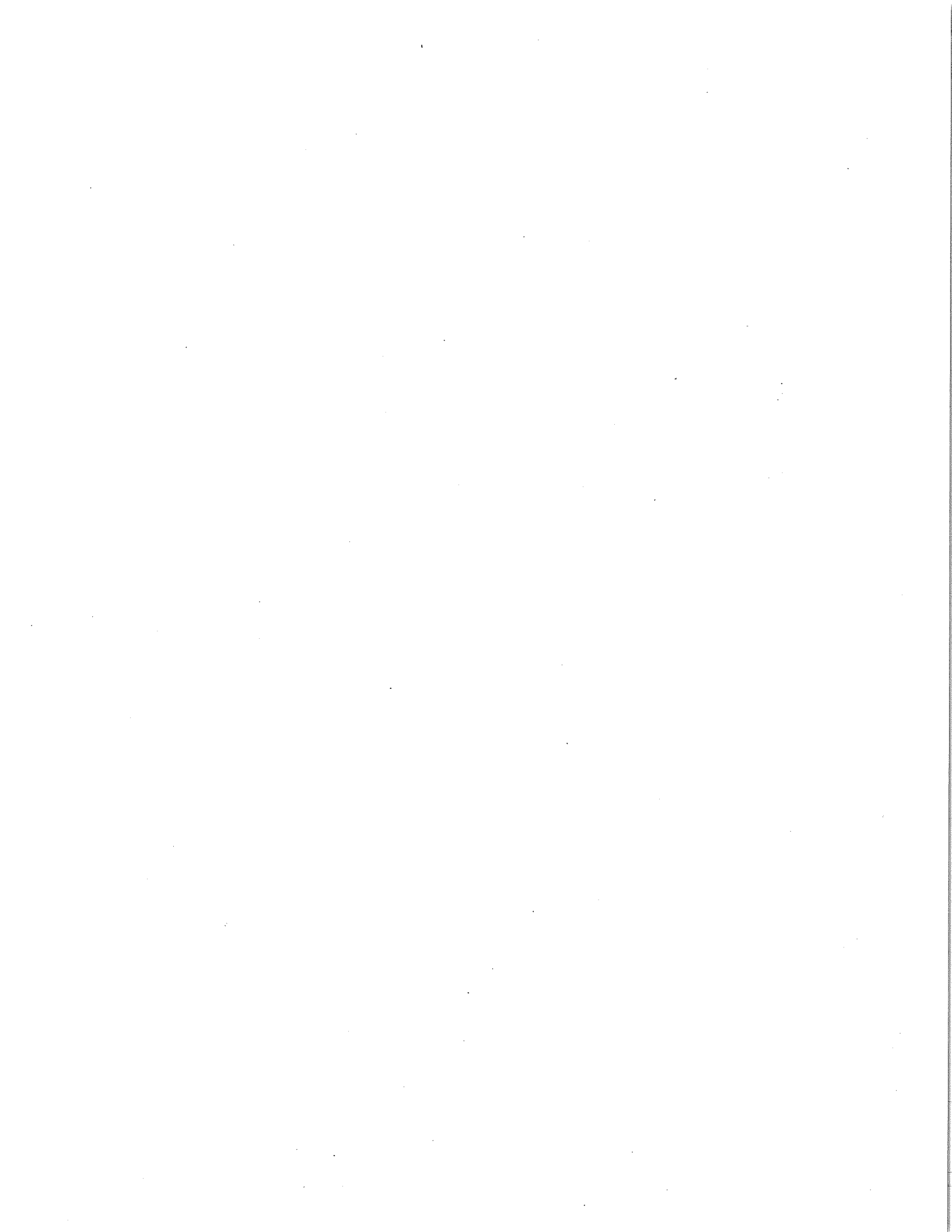
While the request is specific to the Johnson's circumstances, the proposed zoning amendment would apply to any RR zoned parcel of land in the Township meeting the criteria of 50 or more acres and an existing residence. Staff has provided the attached map showing, at this time, three sites fit this description, one of them being the Johnson's located along the Township's northern boundary with Bath Township.

The following motion to initiate the amendment has been provided if the Planning Commission decides to go forward with the process.

I MOVE to initiate an amendment adding a new section to the Section 86-368(c) Uses permitted by special use permit to allow a second residential structure on RR zoned properties greater than 50 acres in area with an existing single family residence.

Attachments

1. Letter from Phillip G. Adkison dated April 2, 2014
2. Aerial Photograph of 6503 Park Lake Road
3. Map of parcels meeting amendment criteria





LAW OFFICES

ADKISON, NEED & ALLEN

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Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

April 2, 2014

Via Electronic Mail Only

Mark Kieselbach
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Request for Proposed Zoning Text Amendment

Dear Mr. Kieselbach:

Our office represents David and Joan Johnson who live at 6503 Park Lake Road in Meridian Township. They are the owners of approximately 1,500 acres of contiguous land in Meridian Township and East Lansing. Their 1,950 square foot ranch home is located on a parcel of approximately 57 acres. They would like to construct a new 3,000 square foot home immediately to the west of the existing home on the 57 acre parcel. To accomplish this goal under the current Township Zoning Ordinance would require a land division and the extension of a road from Park Lake Road west approximately 1,500 feet at a substantial cost.

My clients have no immediate intent to sell or develop their land beyond the construction of the new home they are proposing. It is their hope to be able to live in their existing home while the new home is being constructed and after moving into the new home, have the existing home occupied by their elderly parents. The entire project is made more feasible if more than one single family home can be constructed on a parcel of land; a result not currently allowed by Township Ordinances.

I have attached a proposed amendment to your Zoning Ordinance, which would allow construction of a second single family home on one parcel of land provided certain conditions are met. These conditions were crafted to eliminate any risk to the Township that its zoning objectives would be thwarted by this process. Eventually when the property is sold or developed, the road will have to be constructed, the 57 acre parcel divided, and the resulting parcels occupied according to the Zoning Ordinance then in effect. In the meantime, the

Mark Kieselbach
April 2, 2014
Page 2 of 2

proposed text amendment will allow the Johnsons to construct their new home without the enormous added burden of constructing a 1,500 foot public road to serve it.

I would appreciate your placing this matter on the agenda of the Township Planning Commission for consideration at the earliest possible meeting.

Very truly yours,

ADKISON, NEED & ALLEN, P.L.L.C.



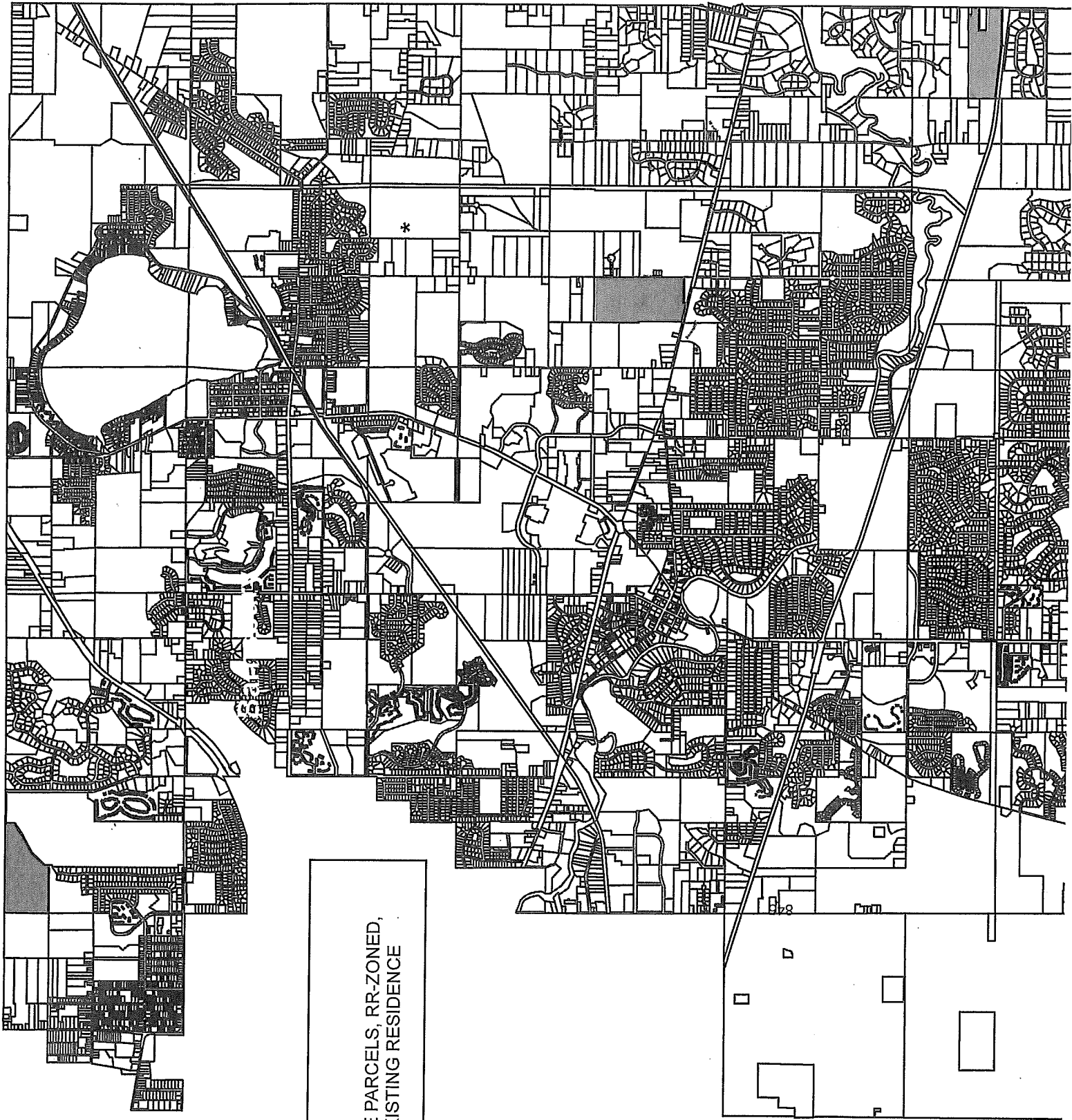
Phillip G. Adkison

/j1
Enc.

Proposed amendment to Sec. 86-368 RR district: One-family rural residential district, to add a subsection Sec. 86-368 (c) (15) Second Single Family Dwelling as a special land use as follows:

Sec. 86-368 (c)(15). A second single family residential dwelling and accessory structures may be constructed on a single parcel of land no less than 50 acres in the RR One-family rural residential district subject to the following conditions:

- a) The parcel of land on which the existing single family residential structure and the proposed second single family residential structure is located shall remain in the same ownership.
- b) Except as modified by this subsection, the second single family residential dwelling and accessory structures shall comply with the RR district regulations set forth in Sec. 86-366. - Schedule of regulations for residential districts.
- c) A site plan showing the second single family residential dwelling structure and all accessory structures shall be submitted showing the structures located within a building envelope on the parcel in such a manner as to meet all requirements of the zoning ordinance with respect to setback, minimum lot area, minimum lot width, and maximum lot coverage for buildings so that if the parcel is later subject to a land division, subdivision, or condominium that such structures will lawfully fit into a resulting parcel, lot, or unit.
- d) The second single family residential dwelling and accessory structures shall be located in such a manner to facilitate the lawful future extension of roads to serve the second single family residential dwelling and accessory structures upon a land division, subdivision, or condominium development of the subject parcel that results in separation of the second single family residential dwelling and accessory structures from the existing single family residential dwelling and accessory structures.
- e) A restrictive covenant shall be recorded notifying all interested parties that the second single family residential dwelling and accessory structures are subject to the requirements of this section.



Legend
50-ACRE PARCELS, RR-ZONED,
WITH EXISTING RESIDENCE



