

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2016**

APPROVED

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

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig,
Tenaglia, Van Coevering
ABSENT: None
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

**Commissioner Honicky moved to approve the Regular Meeting Minutes of April 11, 2016.
Seconded by Commissioner Opsommer.**

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Mike Bristor, 649 Earliglow Lane, Haslett, representative for New Hope Church, availed himself and members of his team for questions by Planning Commissioners relative to Special Use Permit #16051.

Chair Scott-Craig closed public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business

A. Special Use Permit #16051 (New Hope Church), request to construct a 42,000 square foot church on 13.5 acres addressed as 2170 Saginaw Highway (M-78), the northeast corner of Saginaw Highway and Newton Road

Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #16051 (New Hope Church)

to construct a single building totaling approximately 42,000 square feet in gross floor area, subject to the following conditions:

- 1. Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated March 18, 2016, subject to revisions as required.**
- 2. Special Use Permit #16051 is subject to approval and all conditions placed by the Township Board.**

Seconded by Commissioner Van Coevering.

Planning Commission discussion:

- Concern with the siding being harmonious with the residential architecture of nearby homes
- Not much surrounds the subject site
- Planning Commissioner preference for more masonry/stone or appearance of masonry/stone on the building
- Landscaping may markedly change the look of the church once the plans go through the site plan review process
- Planning Commissioner will carefully follow the parking situation on site in the future
- Continued concern with the nature of the remediation which will take place and the standards which will be applied to that remediation

Commissioner Jackson offered the following friendly amendments:

- **Add condition #3 which states: “3. Approval of SUP #16051 is conditioned on any needed environmental remediation being approved by the MDEQ.**

Continued Planning Commission and applicant discussion:

- Inquiry if the Michigan Department of Environmental Quality (MDEQ) has oversight of private remediation as there is no brownfield application
- Applicant’s environmental consultant (ADP Peerless) will compile a due care package
- Some of the known contaminants on the site are not governed by the state
- Brownfield remediation plan numbers contained in a spreadsheet for the previous proposed project included the cost to install necessary infrastructure and do not apply to the project before the Planning Commission this evening
- Environmental issues for the current proposed project are related to the two houses on the north portion of the site and will be addressed through either removal or tapping based on the due care plan

Chair Scott-Craig restated the friendly amendment as follows:

- **Add condition #3 which states: Approval of SUP #16051 is conditioned that any needed environmental remediation comply with PA 451 of 1994.**
- **Amend condition #2 by deleting the word “Board”**

Continued Planning Commission discussion:

- What type and degree of onsite contamination and whether it is moved or not determines whether the contamination can remain as long as it is not leeching into the groundwater

- No building is being constructed on the residential portion of the site which is the area where the contamination exists
- Planning Commissioner inquiry as to where the standard exists for the remediation and who ensures those standards are met to confirm the property is safe for the use proposed
- Residential standard cleanup criteria comes from the MDEQ with the onus on the owner to meet those standards
- The owner is required to provide MDEQ with a baseline environmental assessment (BEA) which states the known contaminants
- MDEQ provides the owner with a letter acknowledging receipt of the BEA and the remediation plan
- Level of contamination is not significant enough for MDEQ to monitor the site
- Due care plan prepared by the environmental consultant is followed to implement the cleanup
- Due care plan is part of the BEA

The restated friendly amendment was accepted by the maker and seconder of the main motion.

ROLL CALL VOTE YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson,
ON THE MAIN Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
MOTION: NAYS: None
 Motion carried unanimously.

B. Special Use Permit #16041 (Meridian Township), request to work in the 100-year floodplain of the Smith Drain associated with improvements to the drain

Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16041 subject to the following conditions:

1. **Approval is subject to the plans and application materials submitted as part of Special Use Permit #16041, subject to revisions as required.**
2. **Approval is subject to the approval of Wetland Use Permit #16-01 for enhancements to wetlands associated with improvements to the Smith Drain.**
3. **The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.**

Seconded by Commissioner Opsommer.

Planning Commission discussion:

- The wetland use permit has already been approved by staff subsequent to Environmental Commission review
- Retention ponds intended to allow for some percolation

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
NAYS: None
Motion carried unanimously.

8. Other Business

A. Pedestrian-Bicycle Pathway Master Plan review

It was the consensus of Planning Commissioners to send the memorandum drafted by their Chair to Assistant Township Manager/Director of Public Works and Engineering Derek Perry regarding recommendations to the Pedestrian-Bicycle Pathway Master Plan.

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

Chair Scott-Craig reported his attendance at the Civil Rights Symposium entitled “The Legacy of Emmett Till: Understanding History from Four Perspectives” sponsored by the Okemos Education Foundation (OEF) held Tuesday, April 19, 2016, noting the presentation was effective in recounting this horrific event in America’s history. He voice appreciation to the OEF, staff and teachers involved in providing a platform for this educational and moving experience.

Chair Scott-Craig also reported his attendance, along with Principal Planner Oranchak and Associate Planner Gmazel at the spring institute of Michigan Association of Planners (MAP), where the issues of affordable housing and target market analysis were reviewed.

Commissioner Opsommer announced two (2) public input sessions on the Township Branding Campaign to be held on April 28th and May 5th beginning at 6:30 P.M. in the Town Hall Room.

A. New Applications - NONE

B. Update of Ongoing Projects

i. Site Plans Received - NONE

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:42 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary