

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

APPROVED

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

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

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:31 P.M.

2. Approval of agenda

Commissioner Jackson moved to approve the agenda as written. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of July 11, 2016. Seconded by Commissioner Opsommer.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

- A. Richard Baumgartner, 1064 Cliffdale Drive, Haslett; RE: Request for the Master Plan to include renewable energy
- B. David Arnosti, 5890 Blythfield Drive, East Lansing; RE: Request for the Master Plan to include renewable energy
- C. Vicki Griffith, 1159 Teakwood Circle, Haslett; RE: Request for the Master Plan to include renewable energy management
- D. Kurt Kirchoff, 1775 Pine Creek Circle, Haslett; RE: Request for the Master Plan to include a sustainable energy management plan

6. Public hearings

- A. Rezoning #16030 (Maniaci), a request to rezone 3690 Hulett Road, Okemos from RR (Rural Residential) to RAA (Single Family-Low Density)

Chair Scott-Craig opened the public hearing at 7:36 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 rezoning request as outlined in staff memorandum dated July 21, 2016.
- Applicant
Chuck Maniaci, 2553 Sundance Lane, Okemos, availed himself for Planning Commission questions. He noted his intent is to divide the lot and build a home.
- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, requested staff research if the rezoning adhered to the required ten (10) foot setback from the side property line and bring the results back to the Planning Commission.

Judy Linn, 5435 Van Atta, Okemos, believed the rezoning request would provide a good opportunity for infill.

Planning Commission discussion:

Commissioner Ianni indicated the rezoning request will bring the parcel into conformance with the Future Land Use Map.

Chair Scott-Craig stated the rezoning fits the area. He addressed the existing structures (garage and pole barn) currently on the property. He inquired of the applicant if there would be sufficient room to build the house given the need for setbacks.

Mr. Maniaci replied there will be sufficient space to not encroach on the setbacks when building the home.

Chair Scott-Craig inquired if there would be variances needed in order for the home to be built.

Mr. Maniaci responded it was his understanding the setback requirement for RAA is five (5) feet, which would not be an issue. If the setback requirement is ten (10) feet from each side, a variance for a few feet would need to be requested.

Chair Scott-Craig closed the public hearing at 7:48 P.M.

- B. Special Use Permit #16081 (Mid-Michigan Ponds), a request to work in the 100-year floodplain to improve a pond at 575 Piper Road, Haslett

Chair Scott-Craig opened the public hearing at 7:48 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated July 21, 2016.

- Applicant
Stephanie Jubb, Mid-Michigan Ponds, 6500 Howe Road, Bath, indicated the pond has been let go, became heavily populated with phragmites and have taken over the banks of the pond. She indicated the plan is excavate the shorelines, reslope the banks, dig out built up sediment until they hit the hard bottom, deepen the pond and install aeration to create a self-sustaining environment. Ms. Jubb stated it is their intent to excavate approximately two (2) feet around the edge of the pond to destroy the root bed of the phragmites and reslope at a three (3) to one (1) ratio to aid in prevention of nuisance vegetation reestablishing itself along the shoreline. She noted an estimated four (4) feet of muck has built up in the bottom of the pond and excavation of approximately 3,500 to 3,700 cubic yards of soils will be removed and placed in two (2) upland areas outside of the floodplain. Ms. Jubb added silt fencing is also proposed to protect the wetland, floodplain and wetland setback.

- Public
Judy Linn, 5435 Van Atta Road, spoke in support of the SUP request, noting this is a nice pond in need of some care. She added the owners are neighbors and adhere to environmentally sound principles.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced concern with placement of the spoils and a potential elevation between the owners property and the adjacent neighbors to the east which would result in runoff.

Lyle Stephens, 575 Piper Road, Haslett, spoke to the benefit of phragmites removal and the resulting reduction in mosquitoes.

Planning Commission discussion:

Commissioner Ianni inquired if the spoils would be placed outside of the 500 year floodplain.

Ms. Jubb replied in the affirmative. She noted they will survey the elevation to ensure the spoils are placed outside of the 500 year floodplain (863.5 foot elevation).

Commissioner Ianni asked what type of effect the pond work would have on runoff to the neighboring properties.

Ms. Jubb replied most of the runoff is already draining in a southerly direction onto Mr. Stephens property and once the spoils are in place, they would grade in that direction to ensure the water continues to flow that way.

Commissioner Honicky inquired about security to prevent the possibility of children accessing the pond.

Ms. Jubb replied the pond is not close to the road and bordered on the north by a wetland complex. She stated it would require children to be on the property, go around the wetland complex to reach the pond.

Commissioner Honicky inquired if the only barrier to having children access the pond was one of distance.

Ms. Jubb added the house is within close proximity of the pond and would, in all likelihood, see any child on the property who is not authorized to be there.

Commissioner Honicky inquired if there are state regulations regarding barriers for children relative to ponds.

Ms. Jubb indicated she was not aware of any state regulations, but will research the issue.

Chair Scott-Craig asked if it was the applicant's intent to stay beyond the setback requirements for the wetland.

Ms. Jubb responded she will be before the Zoning Board of Appeals this Wednesday for a hearing, as the western boundary of the pond is within the 40 foot setback of the wetland.

Chair Scott-Craig questioned whether the spoils will be more than the required distance from the wetland.

Ms. Jubb replied the spoils will be placed well outside of the 40 foot setback. She noted the water quality of the pond is very good and the muck build up has caused the depth of the pond to decrease over time. In order for an aeration system to be installed, Ms. Jubb indicated the pond must be deepened and remove the muck.

Chair Scott-Craig asked about the comment contained in the staff report which referenced "watering."

Ms. Jubb replied the property had previously been used as a horse farm and mention was made that the pond served for irrigation and watering of horses.

Commissioner DeGroff asked about the spoils proposed to be deposited near the neighboring property.

Ms. Jubb replied one of the two proposed areas to place the soils has a natural grade and drains more to the wetland complex contained on the applicant's property. She stated they would level it off with the higher elevations and slope it downwards towards the wetland complex.

Chair Scott-Craig closed the public hearing at 8:07 P.M.

7. Unfinished Business

A. Special Use Permit #16071 (Chris Humphrey), a request to establish a Huntington National Bank drive-up ATM in the Meijer parking lot at 2055 Grand River Avenue

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16071 (Chris Humphrey) with the following conditions:

1. Approval is granted in accordance with the submitted application materials and plans prepared by Christopher J. Humphrey, Architect, LLC, dated June 13, 2016, subject to revisions as required.

2. Pursuant to Section 86-405(e)(13)d, transactions at the ATM are intended for patrons arriving in automobiles, while walk-up access is available inside the Meijer store.
3. The final site plan, ATM elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
4. The applicant shall obtain all other necessary and applicable permits, licenses, and approvals from the Township prior to any construction on the site. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
5. Grading and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
6. No demolition, grading, fill, or construction, shall begin until a building permit has been issued and approved by the Director of Community Planning and Development.
7. A copy of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.

Seconded by Commissioner Jackson.

Board discussion:

- Proposed project will use 17 existing parking spaces and replaces them with additional landscaping and greenspace which will beautify the area and add permeable surface
- Proposed project will create additional opportunities for patrons of the bank to experience convenience with the drive-up service
- Proposed project meets the SUP criteria
- Numerous sites were discussed and this location runs counter to a Township goal of walkability
- Draft materials from the updated Master Plan show this location is where a public street is proposed

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Opsommer,
Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

8. **Other Business** (None)
9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
 - A. New Applications
 - B. Update of Ongoing Projects
 - i. Site Plans Received - NONE

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in favor of property owners taking care of their property, and inquired if adjacent property owners were noticed concerning SUP #16081.

Chair Scott-Craig replied adjacent property owners were notified regarding tonight's meeting, adding there was a sign placed at the entrance to the property off Piper Road.

Chair Scott-Craig closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:15 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary