

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 14, 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, Associate Planner Menser, Associate Planner Wyatt

1. Call meeting to order

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

2. Approval of agenda

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

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

**Commissioner DeGroff moved to approve the Regular Meeting Minutes of February 22, 2016.
Seconded by Commissioner Ianni.**

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Lorraine Hoffman, co-owner, Special A'Fare Catering, 4661 Okemos Road, Okemos, expressed concerns with the parking situation at the redevelopment project of the former MARC/Central Fire Station. She explained there has always been a parking shortage in the immediate area, and business owners have worked together on the challenge to the benefit of all. She urged the Township to reduce the number of parking spaces required by its zoning ordinance, noting that too few spaces for the proposed mixed use planned unit development project (MUPUD) will place a bigger burden on the existing businesses. Ms. Hoffman stressed the importance of a proper solution to the current parking dilemma.

James Raynak, 2143 Hamilton Road, Okemos, pointed out a recorded easement on the north end of the property was not shown on the concept drawing associated with the redevelopment site of the former MARC/Central Fire Station. He indicated the easement comes "down" 20 feet from the lot line which "covers up" some of the proposed parking. Mr. Raynak spoke in support of the redevelopment project for the former MARC/Central Fire Station site.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of Rezoning #16-14060 and Rezoning #16010. He asked for information on MUPUD #15024 relative to ADA compliance and

if any of the affordable housing would be handicap accessible.

James Spanos, PO Box 1426, Okemos, addressed the sale of the former MARC/Central Fire Station site. He expressed support for the redevelopment, but not at a cost to nearby long-term businesses. Mr. Spanos voiced concern over the parking situation for tenants who have had their businesses in downtown Okemos for several years.

Will Randle, 4409 Dobie Road, Okemos, availed himself for Planning Commission questions relative to MUPUD #15024 and SUP #15101, the Okemos Pointe project.

Chair Scott-Craig closed public remarks.

5. Communications

A. Lorraine Hoffman, Special A'Fare Catering, 4661 Okemos Road, Okemos; RE: Concept Plan for the former site of the MARC/Central Fire Station.

6. Public hearings

A. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road.

Chair Scott-Craig opened the public hearing at 7:13 P.M.

Principal Planner Oranchak summarized the proposed tentative preliminary plat as outlined in staff memorandum dated March 10, 2016.

- Applicant
 Scott Fairmont, 4429 Apache Drive, Okemos, representative for Mayberry Homes, agreed with staff summation of the proposed project. He addressed the fact the property to the north and east may be landlocked with the proposed cul de sac, and an alternate layout can be provided which allows the two (2) adjacent properties to have access. He addressed the overwhelming preference for public sewer instead of a private community drain field.

Mr. Fairmont addressed the requested waiver from Section 62-61 (c). He believed it made more sense to have the three (3) lots which face Powell Road as part of the subdivision instead of treating them as separate metes and bounds parcels. Mr. Fairmont spoke to Mayberry's commitment to the paving of Powell Road from the northeast corner of the proposed subdivision to Grand River Avenue without assessing current homeowners on Powell. He noted all of the proposed lots will conform to size, with four (4) 90 foot lots, and the remaining 21 lots at least 100 feet in width.

Mr. Fairmont indicated a tree survey will be provided to Planning Commissioners prior to their next meeting. He stated between the 40 foot wetland buffer and the 40 foot rear yard setback requirement, all lots will be 80 feet from the wetland.

- Public
 David Ledebuhr, 4767 Cornell Road, Okemos, read a prepared statement in support of the proposed rezoning. He proposed changes to the tentative preliminary plat as follows: (1) turn the east end of the cul de sac roadway to the north to allow more of the lots to have

rear access to Private Park A, (2) provide a sewer stub connection to the adjacent property known as 4767 Cornell Road in the event that property's current septic system and well fail and (3) reservation of a 60 foot road right of way from Silverstone Estates to the same 80 acre parcel to the east. He believed any changes to the three (3) existing county drains should be performed by the developer at their expense without any accompanying drain assessments which may affect adjacent property owners. Mr. Ledebuhr voiced his preference for a decorative split rail fence to be installed along the east property line running north to south to discourage possible trespassing onto his property. He offered a drawing on the overhead projector showing anticipated movement of the cul de sac.

Leonard Provencher, 5824 Buena Parkway, Haslett, inquired if there was sufficient turning radius for fire equipment in the event they need to egress the proposed site.

- Planning Commission discussion:
Commissioner Ianni spoke in support of the redesign of the subdivision to provide connections to the north and east, noting that landlocking property diminishes its value.

Commissioner Van Coevering inquired if the applicant would be required to install sidewalks.

Mr. Fairmont replied he will need to install sidewalk, curb and cutter, as well as dark sky streetlights on the interior roads. He noted the developer will be required to install a turning lane on Powell Road, adding it will be the decision of Township staff whether sidewalk will be required on Powell Road.

Principal Planner Oranchak clarified a paved shoulder will be required on Powell Road.

Commissioner Honicky asked if the applicant's representative intended to alter Lots 2, 3, 22 and 23 in the next version of the plat.

Mr. Fairmont responded the lots will be essentially the same as shown in tonight's staff packet, with the exception of a 20 foot landscape buffer from Powell Road east into the aforementioned lots. He noted the western edge of lots 2 and 23 will be a landscape buffer, changing those two lots which face Silverstone Way into 90 feet in width.

Commissioner Honicky inquired how the property owners for lots 2 and 23 would gain access to their driveways.

Mr. Fairmont explained the property owners would turn into their driveways off Silverstone Way, adding lots 1, 24 and 25 face Powell Road.

Commissioner Honicky requested the developer consider a portion of the subdivision (e.g., lots 2, 3, 22 and 23) have a wage earner's "cost" in an attempt to offer diversified housing throughout the Township.

Mr. Fairmont responded lots 2, 3, 22 and 23 are smaller lots and would and would be priced less than the larger lots on the eastern edge. He did not believe any lots in this subdivision would be affordable for wage earners due to the price of the land, size of the

lots, the cost of connecting to public sewer and the cost of paving Powell Road. Mr. Fairmont stated Mayberry Homes has an exemplary reputation of providing affordable housing in Meridian Township (e.g., The Preserve).

Commissioner Cordill added housing units for moderate income wage earners are typically found in a multi-family development.

Commissioner Opsommer inquired if there were other residences which faced Powell Road that requested waivers under the Land Division Ordinance.

Principal Planner Oranchak stated there are other single family residences which face Powell Road, but they are not part of a subdivision. She indicated Central Park Estates and Georgetown are both located on Powell Road, but lots do not face Powell.

Commissioner Opsommer inquired if Powell Road is designated as a scenic road corridor.

Principal Planner Oranchak replied it is not.

Chair Scott-Craig asked staff to delineate the process for the requested waiver and who makes the determination.

Principal Planner Oranchak replied the waiver will be written into the conditions of approval. She clarified the Planning Commission will make the recommendations for the waivers which will ultimately be decided by the Township Board.

Commissioner Jackson asked about possible walkability from the subdivision to Grand River Avenue.

Mr. Fairmont responded he supported Mr. Ledebuhr's proposed revisions as they would provide connection to the north and east to create future walkability. In review of the pathway plan for Powell Road, he indicated once a pedestrian reaches Grand River, there is nothing to walk to.

Commissioner Jackson spoke in support of Mr. Ledebuhr's proposed revisions, particularly the connection for the parcel to the north owned by Okemos Public Schools. She inquired if her interpretation of the trip generation chart showing a total of 293 weekday vehicle trips on Powell Road included existing traffic.

Principal Planner Oranchak replied the 293 weekday trips generated would come from the proposed subdivision, adding the amount of traffic does not warrant additional traffic analysis. She cleared up her earlier comment by stating the Greenspace Plan does show Powell Road as a Scenic Road and Scenic Road Corridor.

Commissioner DeGroff offered comment that as a resident near Cornell Road who jogs/bicycles, he bikes to Tom's Food Center. He believed Powell Road is not that far from Tom's, Panera, Quality Dairy, etc. He reminded fellow Commissioners of previous discussions about an area not being walkable, reiterating his position if someone doesn't start down the "path" of walkability, it will never be achieved.

Mr. Fairmont added if the Planning Commission desires to have a 1,000 foot section of sidewalk on Powell Road, they can make that a condition of tentative preliminary plat approval.

Principal Planner Oranchak reminded Planning Commissioners the Master Plan for streets and highways does not call for sidewalk on Powell Road, but a paved shoulder. She stated the Commission may wish to make a recommendation to change the Master Plan to reflect such on Powell Road.

Commissioner Van Coevering inquired as to how the paving of Powell Road will play out and if the Township will be involved in the process.

Principal Planner Oranchak stated that is handled through the Ingham County Road Department (ICRD).

Mr. Fairmont explained he will make an appeal to the ICRD to have Powell Road paved from Grand River Avenue to the subdivision, indicating the ICRD will perform an analysis of who will be impacted. Mr. Fairmont reiterated his position the applicant would cover the assessment for any homeowner and the remaining properties would receive an assessment.

Commissioner Van Coevering asked if the same process would be applicable for the drain, inquiring if Mr. Ledebuhr could potentially receive a drain assessment.

Mr. Fairmont explained the drain reconfiguration will take place solely on the subject property and not monetarily affect other property owners.

Commissioner Van Coevering asked if the same would hold true for the extension of the sanitary sewer.

Mr. Fairmont explained the sewer would be installed by the developer at their cost. He added a repayment district would be created so other property owners who “tap” into the sewer would reimburse the developer for their proportionate share of the cost of extending the sewer line from Belvedere Road to the subject property.

Commissioner Opsommer inquired if the tentative preliminary plat configuration was changed to turn the cul de sac to the north at the east end, would the developer plat to the north or would the land remain vacant.

Mr. Fairmont indicated the applicant would provide one or two variations on the tentative preliminary plat layout, and the preferred layout chosen by the Planning Commission will be sent to the ICRD for final determination. He highlighted two possibilities, a cul de sac on the corner as suggested by Mr. Ledebuhr or a stub street with an approved T turnaround.

Mr. Ledebuhr added the layout from his rough drawing could be reconfigured to provide for an anticipated future connection by fanning out the lots which border the cul de sac.

Chair Scott-Craig stated he did not see a problem with the requested waivers. He voiced his support for placing stubs to the north and east for future development. Chair Scott-Craig noted his appreciation for the 80 feet setback from the wetland. He stated that if the land to north owned by Okemos Public Schools becomes a school site, sidewalks and walkability would be critical. Chair Scott-Craig inquired if the 15 foot paved shoulder would provide sufficient land for a future sidewalk if the land to the north is developed as a school.

Principal Planner Oranchak believed it would. She noted the sidewalks on the Pedestrian/Bicycle Pathway Master Plan are seven (7) feet in width as the pathway is generally on a route which also has curb and gutter. She added the Planning Commission will receive a revised plan to include changes in some lot widths and possibly road design.

Mr. Fairmont recapped his understanding that he will submit revised plans to the Township which will include stubs to the north and east.

Chair Scott-Craig closed the public hearing at 8:08 P.M.

- B. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a).

Chair Scott-Craig opened the public hearing at 8:09 P.M.

Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 9, 2016.

- Applicant
David Baylis, PVL Investments, 1630 Des Peres, Suite 310, St. Louis, MO, stated PVL Investments is an assisted living company with 35 properties throughout the Midwest. He offered a definition of assisted living and provided a Powerpoint presentation demonstrating the care and living amenities provided to senior residents within the proposed community.
- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, inquired if any of the parcels involved in this redevelopment would be landlocked.
- Planning Commission discussion:
Commissioner Honicky inquired as to the minimum wage the applicant would pay the workers at the proposed facility.

Mr. Baylis responded there is a large range dependent upon an employee's responsibility.

Upon further inquiry by Commissioner Honicky, Mr. Baylis stated his company will pay a fair wage for a specific job.

Commissioner Honicky suggested the applicant consider paying a “fair wage” so that workers at the facility can afford to live in the community.

Commissioner Cordill asked if the rezoning request would address all the parcels to be used to construct the assisted living facility.

Principal Planner Oranchak replied the rezoning covers the 8.66 acres not currently zoned RD, so the entire 11.2 acres will then be zoned RD.

Mr. Baylis added it is their intent for all the lots from Newton to Saginaw to be zoned RD and the two story 90,000 square foot building would be located off of Newton Road, with independent living in the future as separate housing in the eastern portion.

Commissioner Ianni inquired if there were price points for the different types of living units.

Mr. Baylis responded there will be a base price for specific units and any variation would be dependent upon the level of required care.

Commissioner DeGroff clarified that it appears all of the lots will be consolidated into one parcel, which addresses a question posed earlier during public comment.

Mr. Baylis responded in the affirmative.

Commissioner Opsommer requested clarification if the language drafted in the resolution does not provide for a reversion of the zoning in the future, but requires the subject parcels to remain zoned as RD.

Principal Planner Oranchak responded in the affirmative.

Commissioner Opsommer also inquired if the RD zoned property would require a special use permit for any development in excess of two dwellings.

Principal Planner Oranchak replied that Commissioner Opsommer’s statement was correct.

Commissioner Opsommer asked the applicant if residents in an assisted living facility have the option to leave the facility.

Mr. Baylis replied residents have that option and, in some cases, residents have cars. He added they are free to come and go as they please. Mr. Baylis indicated there are activities where the facility transports residents via a town car or small passenger bus to enjoy entertainment or civic programs.

Commissioner Opsommer asked if the applicant was aware the public transit service in this region does not run near the projected site.

Mr. Baylis replied he was not aware, but will need to figure out something for the workers.

Commissioner Jackson inquired as to the number of residents anticipated for a facility of this size.

Mr. Baylis replied the proposed project will consist of 102 apartments. He indicated some of those apartments may contain two (2) bedrooms, which would also be for two (2) residents. Mr. Baylis noted this home for the aged (HFA) will be regulated by the state, both in its construction and operation.

Commissioner Cordill explained the Planning Commission's customary process of having the proposed rezoning before it for two meetings, where a decision is made at the last meeting. She inquired why the applicant is requesting the Commission suspend its normal protocol.

Mr. Baylis replied they are anxious to begin the process with the Township, as it is his understanding it will be fall before his application goes through the required nine (9) meetings which puts them into Spring, 2017 to begin construction.

Chair Scott-Craig explained the Planning Commission does not suspend its rules unless there is a compelling reason. He voiced concern with placement of the building, given the busy neighboring commercial landscaping business.

Mr. Baylis stated they intend to provide sufficient screening for those units which face the commercial business.

Chair Scott-Craig noted the applicant stated earlier it is their intent to provide independent living in the future. He asked if there would be any possibility for additional assisted living instead if the market indicated a need for it.

Chair Scott-Craig stated the rezoning would open up other uses for the land and the Township has no assurance that the end product will be as described. He inquired if there was a possibility PVL Investments would construct something other than assisted living housing.

Mr. Baylis responded PVL Investments is in the business of constructing senior housing assisted living communities.

Chair Scott-Craig asked about the type of kitchen within the apartments.

Mr. Baylis explained they are kitchenettes which contain a microwave, noting the state would not allow the kitchenettes to have stoves, ovens or any appliance with an open flame.

Commissioner Van Coevering moved to suspend Planning Commission Bylaw #6.4a to consider making a decision on the same night as the public hearing. Seconded by Commissioner Tenaglia.

Planning Commission discussion:

- Public has been notified of this meeting and no one has attended to provide feedback
- Applicant has spoken with the adjoining property owner

- Request before the Planning Commission is only for rezoning the land
- Rezoning would provide for a less intensive use of the land than currently zoned
- Park land to the south will not be affected by the rezoning request
- Less traffic will be generated
- Comparison between this request to suspend the rules and a previous case where there was a request for a backyard deck in the floodplain supported by surrounding neighbors
- Two week delay isn't necessary as there aren't many immediate neighbors to this property
- Current zoning could cause certain parcels to be landlocked
- Planning Commissioner belief rezoning all parcels to RD would be better for future use

ROLL CALL VOTE: YEAS: Commissioners Cordill, Ianni, Opsommer, Tenaglia, Van Coevering

NAYS: Commissioners DeGroff, Honicky, Jackson, Chair Scott-Craig

Motion carried 5-4.

Chair Scott-Craig closed the public hearing at 8:49 P.M.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #15024 (T.A. Forsberg/Westpac Michigan), request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway.

Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15024, subject to the following conditions:

1. **The recommendation for approval is based on the Cover Sheet, Site and Utility Plans (North and South), and Amenities Plan, prepared by KEBS, Inc., dated January 25, 2016; and the Revised Phasing Plan, prepared by KEBS, Inc., dated March 8, 2016, subject to revisions as required.**
2. **The recommendation for approval is based on the building elevations for the apartment buildings prepared by Zehren and Associates, Inc., dated June 12, 2015; and building elevations for the mixed use building prepared by Zehren and Associates, Inc. dated January 21, 2016; and the schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, and received by the Township on January 25, 2016, subject to revisions as required. Building materials (type of materials and percentage of each material) for the apartment buildings, mixed use building and converted warehouse/commercial building shall be consistent with the products shown on the aforementioned elevation drawings. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.**

3. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
4. Approval of MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan) shall be contingent on the approval of Special Use Permit (SUP) #15101 (T.A. Forsberg, Inc., and WestPac Michigan).
5. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 10) and in the applicant's project summary: recycle center; Township pathway system; bike parking (total of 224 bike parking spaces including covered bike storage); public pocket parks; uncovered bike parking; public art; outdoor seasonal sales area; rehabilitation of a degraded site; 1st floor awnings and upper floor balconies; underground utilities; consolidation of multiple parcels into one parcel; bike repair station; foot and bicycle pathways and sidewalks that connect to the Township's pedestrian/bicycle pathway system; porches; public recreation; public cultural venues; outdoor gathering spaces for residents and public; and LED light fixtures for outdoor lighting.
6. Waivers shall be granted from the Code of Ordinances as follows:

- a. Section 86-404(b)(3): The required side and rear yard setbacks for a building, parking, access drive, or other structure, is 100 feet from a residential district line or 60-foot setback shall be required if with a double row of interlocking conifer trees is provided in addition to general screening standards. Waivers are requested as follows:

<u>Building/carport/parking lot</u>	<u>Proposed setback</u>
F3	47 feet
M1	50 feet
M2	90 feet*
M3	90 feet*
M7	94 feet*
P6	75 feet*
P7	55 feet
Carports (west of Bldg. F2)	35 feet
Carports (north of Bldg. P7)	15 feet
Carports (south of Bldg. M1)	17 feet
Parking area (south of Bldg. F3)	45 feet

*If a double row of interlocking conifer trees are provided the required 60 foot setback would be met.

- b. Section 86-402(1)a.: The required front yard setback from Jolly Oak Road is 25 feet from the street right-of-way. A waiver of 9 feet is requested for Building M10 to be located 16 feet from street right-of-way.
- c. Section 86-756(14): The required setback for a parking area is 15 feet and the

proposed parking area south of the warehouse (2362 Jolly Oak Road) is 9 feet at its closest point from the south property line, for a waiver of 6 feet.

- d. **Section 86-755:** The minimum required number of parking spaces is 945 parking spaces, which includes a 10% reduction when bicycle parking is provided. The plan shows a total of 866 parking spaces (which does not include the 12 on-street parking spaces on Jolly Oak Road), for a waiver of 79 parking spaces.
7. Three percent of the apartment units shall be designated as affordable housing units for residents with income below 80 percent of the median income for the area.
8. The project shall be constructed in two phases. Each phase shall include a commercial building, which is the use permitted by right in the C-2 (Commercial) district.
9. Future site plans shall show wetlands associated within the Smith Drain, the top of the bank of the Smith Drain, and floodplain elevations for the entire project area.
10. The applicant shall secure all applicable approvals from the Ingham County Brownfield Redevelopment Authority (BRA), Meridian Township Board, and Ingham County Board of Commissioners for a Brownfield Remediation Plan, as necessary.
11. Any work in the 100-year floodplain shall require separate applications, reviews, permits, licenses, and approvals from all applicable agencies and governing entities such as the Township, the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioner's office (ICDC) and the Federal Emergency Management Agency (FEMA), as necessary. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
12. The applicant shall apply for and receive all applicable approvals and permits from the Township and MDEQ for any work in a regulated wetland including filling a wetland or drainage into or out of a regulated wetland. Copies of all permits and approvals shall be submitted to the Director of Community Planning and Development.
13. Any future building additions or expansions to the buildings will require modification to the MUPUD #15024 and SUP #15101.
14. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade," Section 86-440-(f)(1)b., stating, "Maximum building height shall be no higher than 45 feet," and Section 86-440(f)(2)b.4., stating, "Windows shall cover no less than 50 percent of nonresidential street level facades."
15. Truck standing, loading and unloading spaces shall be provided for the proposed commercial buildings, or a variance from the Zoning Board of Appeals is required.

16. **Apartments may be occupied by a family, or, no more than two unrelated persons may occupy the one and two bedroom units and no more than three unrelated persons may occupy the three bedroom units.**
17. **All utility service distribution lines shall be installed underground.**
18. **The final design of the recycling enclosure shall be subject to the approval of the Director of Community Planning and Development.**
19. **Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, enclosed bicycle parking facilities, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.**
20. **Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.**
21. **Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.**
22. **A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.**
23. **All ground or roof mounted mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
24. **The applicant shall obtain all necessary permits, and approvals from the Ingham County Road Department and the Ingham County Health Department. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
25. **The applicant shall apply to the Township for a land division related to the parcel of land addressed as 2360 Jolly Road as part of site plan review. Once approved, documents shall be recorded with the Ingham County Register of Deeds and proof of recording submitted to the Township prior to the issuance of an occupancy permit for buildings constructed in Phase 1.**
26. **The utility, grading, and storm drainage plans for the site shall be 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.**

27. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.**

Seconded by Commissioner Honicky.

Planning Commission, staff and applicant discussion:

- Revisions made throughout the process have improved the development
- Appreciation for the addition of 3% affordable housing
- Gratitude to the developer for the process he has gone through (i.e., charrettes)
- Condition #14 requires a variance from the Zoning Board of Appeals if the building elevations are not revised
- Need for the amenities to be developed along with each phase as the market is scheduled for Phase 2
- Staff has required the applicant to include a mixed use commercial component in each phase of the development
- First phase will include the mixed use building which will house the leasing office, fitness center and possible coffee shop, renovation of 2398 Jolly Road and the north/south connection of the trail system
- Appreciation to the developer for their desire to involve all interested parties (e.g., neighbors, Township, nearby businesses, etc.)
- Several environmental issues have yet to be resolved
- Phase 2 analysis to be completed on Friday of this week and will be forwarded to the Township

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

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #15101 (T.A. Forsberg/Westpac Michigan), request to construct a group of buildings greater than 25,000 square feet in gross floor area

Commissioner Ianni 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 #15101 (T.A. Forsberg, Inc. and WestPac Michigan) for a group of 21 buildings totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. **The recommendation for approval is based on the Cover Sheet, prepared by KEBS, Inc., dated January 25, 2016; building elevations prepared by Zehren and Associates, Inc., dated June 12, 2015; and schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, received by the Township on January 25, 2016, subject to revisions as required.**
2. **Special Use Permit #15101 is subject to all conditions placed on Mixed Use Planned Unit Development #15024 (T.A. Forsberg, Inc. and WestPac Michigan) by the Township.**

3. The gross square feet of all buildings on the site shall not exceed approximately 467,800 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15101 and Mixed Use Planned Unit Development #15024 (T.A. Forsberg, Inc. and WestPac Michigan).

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Development not expected to have much of an impact on traffic
- Appreciation for the proposed market in this area of the Township
- Appreciation for the modern assessment of the parking schedule

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried unanimously.

- C. Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend a voluntarily offered condition of Rezoning #14060 to develop the site as an “all-suites” hotel.

Commissioner Jackson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16-14060 amending the condition of Rezoning #14060 (Boomer Group, LLC) to read: “conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.” Seconded by Commissioner Tenaglia.

Planning Commission:

- Request does not change the makeup of the area
- Applicant did not request any variances

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried unanimously.

- D. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a.)

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16010 to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office) and RA (Single Family Residential) to RD (Multiple Family, 8 units per acre).

Seconded by Commissioner Opsommer.

The seconder offered the following friendly amendment:

- **Amend the fifth WHEREAS clause by inserting “, RA” after “C-2”**

The friendly amendment was accepted by the maker of the motion.

Planning Commission discussion:

- Consolidation is a good use of the property and does not impact the adjacent property owners
- Three affected residences would be razed; one which will be vacant by the end of March, and the remaining two homes have tenants which are on a month-to-month lease
- Property owner intends to assist the tenants of the two homes in their relocation efforts

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

NAYS: Commissioner Honicky

Motion carried 8-1.

8. Other Business

- A. MARC/Central Fire Station concept plan – 4675 Okemos Road/2150 Clinton Street
Associate Planner Menser summarized the MUPUD concept plan for the former MARC/Central Fire Station property as outlined in staff memorandum dated March 8, 2016.

Bill Arens, Studio Intrigue Architects, 1114 S. Washington Avenue, Suite 100, Lansing, stated he is here representing his client, Evergreen Companies, to receive feedback from Planning Commissioners on the concept plan.

Planning Commission, applicant and staff discussion:

- Importance of this project being served by sufficient parking
- Need for the applicant not to have patrons of this development utilize parking of other nearby businesses
- Intent of the MUPUD is to encourage pedestrian friendly development
- Applicant’s desire to keep greenspace around the perimeter of the development
- Applicant statement the plan will change as it moves through the process
- Commissioner inquiry as to why the applicant did not keep to all commercial uses on this property
- Applicant’s preference to utilize the MUPUD ordinance for flexibility and a mix of uses on site to foster pedestrian oriented development
- Applicant has not yet researched market demand for housing on the site
- Planning Commissioner concern with the traffic flow pattern out onto Okemos Road given the amount of traffic which traverses Okemos Road
- Planning Commissioner preference not to have traffic ingress or egress from Okemos Road but use Clinton Street
- Applicant thought it best to utilize the existing curb cut on Okemos Road
- One way traffic was shown on the concept plan as the parking lot is too tight for double tiered parking
- Commissioner preference for the site to have one way traffic flow the other way

- Architects concern that with the second “intersection”, traffic from the south may back up onto the street attempting to turn left into the site
- Inquiry if the housing units will have designated parking spaces as part of the 60+ spots
- Applicant has not designated residential parking v. commercial parking
- Elevation for the residential building will be determined in a later phase
- One consideration is to have the parking for the residential building below grade
- Commissioner suggestion for the possibility of a shared parking agreement with Okemos Community Church
- Commissioner preference for ingress and egress off of Hamilton Road
- Inquiry if parking could be “leveraged” with the proposed Douglas J development
- Staff suggestion for a parking inventory for the downtown Okemos area
- Douglas J has not moved ahead with its plans for the proposed development
- Commissioner concern with using Clinton Street for ingress and egress as there are currently several homes on that street
- ICRD may require the closure of the second curb cut
- Suggestion to have the applicant hold a conversation with the existing Douglas J business about joint parking
- Douglas J leases some of its existing parking from the Masonic Temple
- Commissioner reminder there is an existing no left turn sign onto Hamilton Road for vehicles traveling north on Okemos Road
- Applicant is considering construction of a three story apartment building
- Height of the building projected to be between 35 and 40 feet
- Projected impervious/pervious ratio
- Placement of greenspace around the front on the south, on the east side and west of the apartment building
- Planning Commissioner preference to stay close to the standards of the underlying C-2 zoning when considering this MUPUD
- Applicant will be required to offer a minimum of four (4) outstanding amenities to receive the density bonus for 18 apartments
- Township received a letter from a neighbor expressing concern about music on the patio
- Type of entertainment, if any, has not yet been determined
- Consideration of an arrangement with the Township regarding parking in the nearby park
- Reuse of the fire station siren to preserve some of the Township’s history

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

Commissioner DeGroff reported his attendance at the Downtown Development Authority (DDA) meeting last Monday where an update on Celebrate Meridian was discussed in detail. He highlighted some changes being considered for the celebration.

Commissioner Ianni reported the Okemos Education Foundation (OEF) will host a Civil Rights Symposium called the Legacy of Emmett Till on Tuesday, April 19, 2016 beginning at 7:00 P.M. in the Okemos High School Auditorium. He stated admission is free to the public.

Commissioner Opsommer gave a detailed update on items discussed at the March 22nd Environmental Commission meeting. He reminded fellow Commissioners of the Bus Rapid Transit (BRT) Community Conversation to be held on March 22nd from 6:00 until 8:00 P.M. in the Community Room of the Central Fire Station.

Commissioner Jackson reported on a case before the Zoning Board of Appeals (ZBA) relative to a variance to the Township's existing sign ordinance. She did relay to the applicant and ZBA members the sign ordinance is scheduled to be reviewed by the Planning Commission. Commissioner Jackson spoke to an article in Sunday's *Lansing State Journal* regarding park funding and how the millage money will be distributed. She learned from the article that Meridian Township is developing a plan to address the access to trails along the railroad tracks from Hagadorn Road towards Grand River Avenue as part of the ultimate connection to Lake Lansing Road. Commissioner Jackson indicated this will have an impact on the Planning Commission's work on the Master Plan and its interest in promoting walkability.

Chair Scott-Craig reported his attendance at the latest Economic Development Corporation (EDC) meeting where recent and future development along the Grand River Corridor was highlighted. He indicated discussion took place regarding reinstatement of the Governing Committee in Meridian Township. Chair Scott-Craig offered a report of Planning Commission activity over the past month. He announced Principal Planner Oranchak celebrated 25 years of service for the Township on February 25th of this year.

A. New Applications

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

B. Update of Ongoing Projects

- i. Site Plans Received
 - Site Plan Review #16-02 (Pairolero), request for a 3,588 square foot optometry clinic to be located on the east side of Marsh Road, north of Haslett Road.
 - Site Plan Review #16-03 (Meridian Township Parks), request to develop Towner Road Park at 2055 Towner Road
- ii. Site Plans Approved - None

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, alleged the Ingham County Road Department has never complied with American Association of State Highway and Transportation Officials (AASHTO) standards for non-motorized users of roadway. He stated the standards for the width of a paved shoulder is based on speed in order to make it safe for pedestrians and cyclists. Mr. Provencher inquired as to the speed limit on Powell Road and believed the Township must speak up to ensure adherence to the AASHTO standard. Relative to MUPUD #15024 and SUP #15101, Mr. Provencher stated not having housing for people with disabilities integrated with other housing types segregates them from the remainder of the Township population.

Chair Scott-Craig stated he will obtain the requested information and forward the response to Mr. Provencher.

Chair Scott-Craig closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 10:10 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary