

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 24, 2015**

**APPROVED**

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

PRESENT: Commissioners Cordill, Deits, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering  
ABSENT: Commissioners DeGroff, Honicky  
STAFF: Principal Planner Oranchak, Associate Planners Brown, Wyatt

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:01 P.M.

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes**

**Commissioner Ianni moved to approve the Work Session Meeting Minutes of July 27, 2015 as amended and the August 10, 2015 and the Regular Meeting Minutes of August 10, 2015 as submitted. Seconded by Commissioner Deits.**

VOICE VOTE: Motion carried 7-0.

**4. Public Remarks**

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

**5. Communications**

Communications received and distributed at the July 27, 2015 meeting and placed on file:

- A. Ann Zimmerman, 2344 Coyote Creek, Okemos; RE: MUPUD #15024/SUP #15101 (Forsberg)
- B. Stacy Bogard, 2340 Coyote Creek, Okemos; RE: MUPUD #15024/SUP #15101 (Forsberg)

**6. Public hearings**

- A. Special Use Permit #15111 (Williams), request to work in the floodplain to construct a deck at 2568 Tekonsha

Chair Scott-Craig opened the public hearing at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Associate Planner Brown summarized the special use permit (SUP) request as outlined in staff memorandum dated August 20, 2015.

- Applicant  
Brad Williams, 2568 Tekonsha Trail, Okemos, stated when he purchased his home three (3) years ago, he was not aware his property was in the floodplain, but was aware the sun room had a flat roof and leaked. He noted he is adding a stairway to the replacement deck, as the existing deck did not have a stairway into the yard.

Planning Commission discussion:

Commissioner Jackson stated since there is a change to the floodplain, is it necessary to obtain a Letter of Map Revision (LOMR).

Associate Planner Brown responded LOMRs are requested for larger scale projects and the house is not being taken out of the floodplain. He added the amount of structural volume is being reduced, which increases the storage capacity of the floodplain.

Chair Scott-Craig expressed appreciation the applicant has received all necessary approvals from the Michigan Department of Environmental Quality (MDEQ), the Township Chief Engineer, etc. He indicated his review clearly demonstrates this project provides an improvement in the floodplain and water carrying capacity, while acknowledging many of homes located in that subdivision would not be allowed if built today.

Commissioner Deits stated the applicant was unaware his home was in the floodplain, and inquired how a purchaser would become aware of that circumstance.

Associate Planner Brown hoped the previous owner and or realtor would divulge such information, stating lending institutions usually err on the side of caution where flood insurance is required.

Mr. Williams added the previous residents owned their home for 20 years, and may not have been aware flood lines had been drawn to include the home and, consequently, did not purchase flood insurance.

Associated Planner Brown stated that long term homeowners often do not know their property is in the floodplain until they refinance their home.

Chair Scott-Craig closed the public hearing at 7:15 P.M.

- B. Rezoning #15040 (Mayberry Homes), request to conditionally rezone approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Low Density)

Chair Scott-Craig opened the public hearing at 7:15 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated August 20, 2015.

Chair Scott-Craig inquired if the drain to the south flows north and, if so, the Ingham County Drain Commissioner would need to be involved.

Principal Planner Oranchak responded she believed that was the case and as the project moves forward, ICDC involvement would be part of the review.

- Applicant  
Scott Fairmont, 4429 Apache Drive, Okemos, indicated the area north of the proposed site is owned by Okemos Public Schools and the site is planned for a future elementary school. He added that further north on Powell Road is the Georgetown subdivision, so the area is starting to develop. Mr. Fairmont added the proposed site is constrained by wetlands and drains, adding the ICDC has given tentative approval for a drain crossing and relocation of the drain on the eastern edge of the site to “work” with the neighborhood. He indicated the preliminary layout of the neighborhood avoids all wetlands short of crossing the drain. Mr. Fairmont noted the rezoning to RAA would allow for lots 100 feet in width and 167 feet in depth conditioned on no more than 25 lots. He placed the layout on the overhead projector.
- Public  
Cindy Liu, 1575 Maiden Lane, Okemos, and owner of the vacant parcel on the other side of Powell Road, inquired if the developer would be paving Powell Road between the entrance and Grand River Avenue, if there would be the option to have public water and sewer and if a natural gas line would installed for homes in the development.

Planning Commission discussion:

Commissioner Van Coevering asked if the proposed development would be impacted by the study of the Daniels Drain, the drain which goes under Grand River Avenue.

Principal Planner Oranchak responded The Ponds drain which is being looked at on the south side of Grand River is part of the Daniels Drain. She was unclear whether the study would extend to the north side of Grand River Avenue and did not know if it would have an impact on the subject project.

Commissioner Deits addressed staff mention of establishing a policy with respect to the perpetuation of this hypothetical community septic system. He inquired if this was something the Planning Commission would develop.

Principal Planner Oranchak replied the language would be prepared by staff and go before the Township Board for adoption. She added it could take the form of either a policy or part of the Code of Ordinances.

Commissioner Deits asked if such action would need to precede Planning Commission deliberations.

Principal Planner Oranchak answered such action would take place after Planning Commission deliberations but prior to a development project. She suggested it may take place in conjunction with a plat review.

Commissioner Deits expressed support for infill development in the western portion of the Township. He asked the developer why he was planning for such large lots.

Mr. Fairmont responded the Master Plan designates the site in the residential 0.5-1.25 dwelling units per acre category, there is an abundance of small lots in the Township and many individuals are requesting a larger lot. He added the community drain field requires suitable soils to handle the drain field, and this property has the cleanest, finest sand in the northeast section of the parcel, which is where the drain field would be located. Mr. Fairmont added the applicant's engineers stated there should be less than 10,000 gallons per day going through a community drain field and, assuming an average of 300 gallons per residence for the 25 lots, the amount used would total 7,500 gallons per day, 25% less than the maximum desired. Although not part of the rezoning request, he offered it is the applicant's intent to bring public water, gas and electric to the site as well as have a discussion with the ICRD regarding the paving of Powell Road up to the entrance.

Commissioner Jackson believed it a reasonable request to go from RR to RAA zoning and is an efficient and effective use of the land.

Commissioner Ianni clarified the applicant is seeking RAA zoning, not RAAA.

Chair Scott-Craig noted the Planning Commission has discussed an Urban Services Management Area (USMA) and the edge of it runs down Powell Road, so properties along the west side are within the USMA while properties on the east side of the road are not. He believed it will be a long time before the school land will be utilized, and is not an argument in favor of the development.

Mr. Fairmont understood the Chair's comment relative to the land owned by the school, which is why the applicant asked Okemos Public Schools if it was interested in selling, but administration indicated it wanted to keep the land

Chair Scott-Craig asked the applicant to clarify whether there were 22 or 25 proposed lots as depicted on the map included in the packet.

Mr. Fairmont determined three (3) of the lots were not numbered on the map.

Chair Scott-Craig inquired why the applicant was not leaving the northern end of the driving range as part of the driving range.

Mr. Fairmont explained the driving range fence stops 150 feet south of the shared property line.

Chair Scott-Craig asked how many feet from the back of the lots to Grand River Avenue. He suggested the possibility of a fence to prevent children from wandering onto the driving range.

Chair Scott-Craig noted the wetland map contained in the packet shows the community drain field as part of the wetlands.

Mr. Fairmont responded the proposed community drain field is not part of the wetland. He offered to provide the Planning Commission with an interpretation of the soils provided by the Township's Chief Engineer before the next meeting.

Chair Scott-Craig stated with only 25 lots proposed, a certain amount of greenspace will be maintained. He inquired if there was a way to guarantee in perpetuity the greenspace would not later be developed.

Principal Planner Oranchak replied the Township will need to wait until the developer submits the plat application to determine how it will be subdivided and how the open spaces are defined.

Mr. Fairmont added a planned unit development isn't a good fit for this land, as it requires 50% of the upland to be reserved, resulting in the 25 homes being clustered on the remaining 50% of the upland thereby eliminating the goal of larger lots. He stated the applicant intends to have a fully functioning homeowners association which will maintain the public drain field and the common open spaces.

Commissioner Deits asked if it is staff's intent to include in the recommendation to the Board a condition of no more than 25 lots.

Principal Planner Oranchak responded it is not necessary for the Planning Commission to condition the recommendation as the applicant has proposed 25 lots as part of the rezoning application. She noted by recommending approval of the rezoning, the Planning Commission is accepting the applicant's offer with the condition.

Commissioner Van Coevering inquired if SpB on the soils map means good soil as it has no limitations. She inquired as to who prepared the soils map.

Principal Planner Oranchak replied it is based on a soil survey of Ingham County.

Commissioner Jackson noted there appears to be a conflict of information between the soils map and the wetland map.

Principal Planner Oranchak reiterated the wetland map is a guide based on aerial photographs and other natural resource maps and is not based on an actual on-site evaluation. She stated there may not be wetlands on the site.

Commissioner Cordill inquired if the county soils map was more definitive than the wetland map.

Principal Planner Oranchak responded that question will be answered when an official wetland delineation is available to evaluate.

Commissioner Cordill believed the number of homes which can be built will be determined when the plat is laid out, as that number may be limited due to wetlands once delineated.

Principal Planner Oranchak indicated when the plat and the wetland delineation come to the Township, the limitations will be visible.

Commissioner Cordill inquired why the applicant wouldn't just place one lot per acre on the already zoned RR property.

Principal Planner Oranchak added the applicant is stating there are limitations on the parcel which would not allow them to obtain one lot per acre. She pointed to the traffic study which estimated the site's buildable area would result in 17 RR zoned lots, and the rezoning to RAA would allow for an additional eight (8) lots.

Chair Scott-Craig asked if the applicant was committing to the entire cost of paving Powell Road from Grand River Avenue up to the subdivision entrance.

Mr. Fairmont replied if the ICRD agrees that Powell Road can be paved up to the entrance, the applicant wants to pave Powell from Grand River up to the entrance of the subdivision.

Chair Scott-Craig asked if the applicant would be willing to pave beyond the entrance to create pavement for the two properties to the north.

Mr. Fairmont replied that during internal discussions, paving of the two lots to the north was considered as a marketing tool. He indicated the existing neighbors who have rejected previous attempts to pave Powell Road should not bear the burden of this paving.

Chair Scott-Craig added the Daniels Drain pipe under Grand River Avenue has collapsed. He noted if the ICDC replaces that pipe, the result could be considerably more water coming north on that drain line and onto the applicant's property.

Mr. Fairmont added the main drain which is 10-15 feet deep and has a trickle of water. The ICDC will give approval for a Daniels Drain crossing if it is properly engineered and built.

Chair Scott-Craig closed the public hearing at 7:57 P.M.

- C. Rezoning #15050 (Stockwell Development Group), request to rezone two parcels totaling approximately nine acres located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial)

Chair Scott-Craig opened the public hearing at 7:57 P.M.

- Summary of subject matter

Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated August 20, 2015.

- Applicant

Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, Okemos, believed this area is not marketable as PO and is requesting a rezoning to C-3 (commercial). He reiterated the applicant is strictly seeking a rezoning at this time. Mr. Stockwell added there are not many parcels left near the mall which can be developed. He noted with the wetland acreage, there is approximately seven (7) acres of developable land.

Amanda Hopper, 5485 Martinique Circle, East Lansing, offered her background and qualifications as a developer. She expressed concern with the timing relative to Township processes. She believed a restaurant would be a good use of this property.

- Public

Cindy Liu, 1575 Maiden Lane, Okemos, expressed support for development of this land, but questioned whether the applicant would develop near Grand River Avenue, or set the development back on the property. She believed nearby residents desire to keep the quiet feeling of the area.

Planning Commission discussion:

Commissioner Ianni asked how long the property has been zoned PO.

Principal Planner Oranchak responded that she does not have an exact date, but it has been a long time.

Commissioner Ianni inquired if the land has been undeveloped the entire time it has been zoned PO.

Principal Planner Oranchak replied there is a building on the site previously used for office purposes more than a decade ago.

Commissioner Deits inquired if C-3 zoning is confined to the immediate environs of the Meridian Mall.

Principal Planner Oranchak responded in the affirmative, as C-3 is appropriate for larger uses primarily in the commercial core area designated on the Master Plan map.

Commissioner Deits noted he will not support rezoning to C-3 as it is not in a commercial core area and is intended for local clientele. He stated he would be more comfortable with a lower zoning designation.

Commissioner Ianni asked the applicant if she would have a problem with a C-2 zoning designation.

Ms. Hopper indicated she had no problem with a C-2 zoning designation.

Commissioner Jackson spoke in support of Commissioner Deits' position on C-3, indicating C-2 is a more appropriate zoning designation as there is adjacent C-2 zoned property. She emphasized Mr. Stockwell's earlier statement conveying flexibility with the rezoning request.

Chair Scott-Craig noted the C-3 district requires a 250 foot setback from neighboring residential, whereas C-2 is a 100 foot setback (and less if properly screened). He asked staff about the administrative procedure for the zoning designation to be changed.

Principal Planner Oranchak responded that either the applicant can make the change or the Planning Commission can make the recommendation of C-2 zoning to the Board.

Commissioner Cordill commented on the applicant's earlier statement regarding the possibilities of something similar to Dusty's or a drive-through, indicating they are not the same while acknowledging the Planning Commission is only dealing with the rezoning this evening.

Commissioner Deits added the issue of a drive-through window for a coffee shop on Grand River Avenue further to the east was taken up two (2) years ago and denied by the Commission. He offered his preference for the development to be low impact, given the fact it is on the eastern edge of the Township.

Chair Scott-Craig stated he visited the neighboring land to the west and the land in the back corner drops significantly. He observed a large detention pond on land immediately north of the Sparrow Building owned by the Ingham County Drain Commissioner (ICDC), noting wetland determination will be an important part of any development. Chair Scott-Craig indicated the vacant office building is a hazard and should be quickly razed.

Chair Scott-Craig closed the public hearing at 8:21 P.M.

- D. Mixed Use Planned Unit Development #15034 (Meridian Investment Group), request to redevelop 4970 to 5030 Northwind Drive by replacing five office buildings with one mixed use building and three apartment buildings and
- E. Special Use Permit #15121 (Meridian Investment Group), request for a group of buildings greater than 25,000 square feet in gross floor area at 4970 to 5030 Northwind Drive

Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Summary of subject matter  
Associate Planner Wyatt summarized the mixed use planned unit development (MUPUD) and the special use permit outlined in staff memorandums dated August 21, 2015.
- Applicant  
Ron Calhoun, 1427 W. Saginaw, East Lansing, representing Meridian Investment Group, LLC, stated the requested variances are for conditions which currently exist on the site (e.g., no curb and gutter, existing storm system) as they are trying to work within the existing footprints of the buildings. He noted the pervious area has been increased by 18%, from 23.3% to 27.49%.

Mr. Calhoun believed one of the key elements was removing the building in the front and placing the public park with seating along Grand River to open up the development. He indicated that change “forced” the mixed use building to become larger and retain the three (3) buildings in the back of the property. Mr. Calhoun noted there is a lot of hard surface on the site which is open space but cannot be counted toward the impervious/pervious surface ratio for this redevelopment project.

Mr. Calhoun explained the articulations of the elevations are no more than 50 feet. He showed the different textures of the material proposed to be used on the buildings.

Planning Commission discussion:

Commissioner Tenaglia expressed appreciation for the redesign and opening it up along Grand River Avenue.

Commissioner Ianni spoke to the slight variance in parking spaces and addressed the existing bus stop on the north end of the property. He asked if the applicant anticipated a number of residents using public transit or alternate forms of transportation.

Mr. Calhoun responded it is the trend of the day and the applicant has met that trend by providing 305 bicycle parking spaces and acknowledged the proposed upgrade to the public transit system on Grand River Avenue. He stated they chose the option to decrease parking and increase grassy area for balance.



Commissioner Van Coevering requested an explanation of waiver v. variance.

Principal Planner Oranchak replied if the applicant requests a waiver which is granted they do not need a variance.

Commission Cordill expressed appreciation for the concept. She asked if pavers were part of the area for the park.

Mr. Calhoun responded they are concrete pavers with a pattern.

Commissioner Cordill inquired if the pavers could be made of material which would allow water to go through them.

Mr. Calhoun responded it would not count towards the impervious/pervious calculation.

Commissioner Cordill inquired if Buildings 2, 3, and 4 are twin buildings with their backs to one another. She expressed concern that they create a cavern of shadows and wondered if there was a purpose in that specific design.

Mr. Calhoun responded access always has to be provided for apartment projects and if it is enclosed, then hallways have to be included. He believed the open area between buildings provides internal ventilation and the bedrooms are laid out around the perimeter of the buildings.

Commissioner Cordill inquired as to the width of the open area between the buildings.

Mr. Calhoun replied it is 12 feet.

Commissioner Cordill asked if the stairs are entirely covered.

Mr. Calhoun responded they are covered.

Commissioner Deits posed the question whether the Planning Commission should consider the fact there are so many projects coming before it where the mixed use “tail” wags the multi-family housing “dog.” He believed this development is 10% commercial in the front, with 90% multi-family residential in the back. While acknowledging the development cannot be denied on that basis under current Township ordinance, Commissioner Deits suggested looking at the character of the development in that context. He asked the applicant if all of the buildings were being constructed on the existing foundations.

Mr. Calhoun replied the existing buildings will be torn down and the foundations torn out, but will utilize the existing footprints.

Commissioner Deits voiced the desire of the Planning Commission as a whole to move the buildings closer to Grand River and suggested moving the mixed use building closer to the park with less parking in front of it along Grand River.

Commissioner Deits requested staff provide information for the next meeting on the required and reduced parking approved by the Board for the project titled The Avenue. He believed if the Planning Commission has flexibility where parking is concerned, he would like to reduce the amount of vehicle parking spaces and see an increase in the amount of covered bicycle parking.

Commissioner Deits asked if there is a west to east exit onto the adjacent property in the northeast corner of the site.

Mr. Calhoun responded there is connectivity between the subject site and the adjacent property to enhance circulation through the entire area.

Commissioner Deits did not believe there was a need for car circulation, but one of pedestrian circulation, voicing his preference for a pathway to “force” pedestrian activity.

Commissioner Deits inquired as to the zoning designation for the property to the west.

Associate Planner Wyatt responded the property is in East Lansing and she was unsure at this point of time.

Commissioner Deits requested staff provide the zoning designation at the next meeting where this project is discussed.

Chair Scott-Craig stated he believed it was office.

Commissioner Deits inquired if there was a continuous sidewalk planned at the south end of the property which would circumnavigate the project.

Mr. Calhoun replied in the affirmative, showing a sidewalk connection from the property line up to the sidewalk on Grand River Avenue with internal sidewalks which connect to existing shopping.

Commissioner Tenaglia believed bringing the building up to Grand River creates a blind corner. She stated the subject site is not a good place for office as there is no visibility along Grand River.

Commissioner Ianni voiced appreciation that the trees are screening the off street parking along Grand River Avenue.

Commissioner Deits inquired if the northeast exit was strategically placed to provide six (6) parking spaces needed to meet the parking requirement. He suggested if not needed, it would be nice to have more landscaping in that spot.

Commissioner Van Coevering questioned whether the access to the east makes a connection through to Northwind Drive.

Mr. Calhoun showed how a vehicle could traverse through the area.

Commissioner Van Coevering voiced support for that connection as the Township advocates for service drives and it prevents some vehicular traffic from traveling back onto Grand River Avenue to reach the shopping area.

Chair Scott-Craig pointed out there is another access drive behind the existing shopping center.

Commissioner Jackson stated she did not see access over to the other end of Northwind Drive.

Mr. Calhoun replied it is not a drive, but traverses through the parking lot.

Commissioner Ianni suggested the number of parking spaces can be reduced if the Planning Commission looks at the number of parking spaces needed as calculated by the developer v. the number of parking spaces per Township ordinance.

Mr. Calhoun believed the applicant is close to the number of parking spaces needed in order for the businesses to be successful.

Commissioner Deits suggested parking on either side of the recycling center, ten spots immediately to the south, leaving them landscaped for now, but allow the applicant the ability to use for parking if the demand required it. He pointed out the trend is for less parking.

Commissioner Jackson suggested removal of parking spaces in some places could alleviate setback issues.

Chair Scott-Craig asked for clarification of information in the staff report which stated a 100 year floodplain determination is not required.

Associate Planner Wyatt responded there is no requirement to provide stormwater detention for a 100 rain event on the site.

Chair Scott-Craig indicated that since this project is next to the river, stormwater is important. He suggested placement of curb and gutter with appropriate gaps to force the water to flow into the greenspace area.

Chair Scott-Craig indicated 2900 Place (across the street) has its own two-deck parking lot and has an informal agreement with the current property owner to provide parking.

Mr. Calhoun indicated he was not aware of the agreement.

Chair Scott-Craig expressed appreciation for the letter provided by the applicant from the ICRD, but would also like the Michigan Department of Transportation and the ICDC to offer comments.

Mr. Calhoun responded that letters have been sent, but he has not yet received a response. He stated he began his dialogue with the ICDC in April, but it is his intent to use the existing storm system.

Chair Scott-Craig addressed the traffic study report, which indicated the area has a designation of F and the additional traffic would lower that rating. He asked the dates when traffic counts were taken.

Mr. Calhoun responded in late May or early June.

Chair Scott-Craig replied there is a real problem with traffic study accuracy as MSU held final exams the first week of May and then students left the area. He stated the project will create more traffic in an already congested area and must be dealt with in some fashion.

Mr. Calhoun offered that he had a discussion with the traffic engineer which resulted in eliminating over half of the six (6) existing access points from the site to Northwind Drive in an effort to “push” vehicles over to the traffic light. He addressed the need for the signal to be modified to address additional traffic, some of which will be created by Whole Foods.

While acknowledging there is access in front of the site to bus service in one direction, Chair Scott-Craig expressed concern that pedestrians must cross five (5) lanes of traffic on Grand River to have access to bus service in the opposite direction. He suggested consideration be given to providing a shuttle service to campus which would help address this safety issue. Chair Scott-Craig reiterated his problem with all the additional traffic being created.

Chair Scott-Craig inquired of Mr. Calhoun as to who owns the private portion of Northwind Drive.

Mr. Calhoun believed it was the same developer as 2900 Place, the Eyde Company.

Chair Scott-Craig offered a partial solution to the traffic issue in making that portion of Northwind one-way after the commercial section.

Chair Scott-Craig addressed Planning Commission desire for setbacks as they are green. While appreciative of the developer’s concept of staying within the footprint of the buildings, he stated the applicant could make alterations to the design of the site so that such significant variances/waivers are not necessary since the site is being cleared. Chair Scott-Craig objected to a variance request from 15 feet to zero feet.

Mr. Calhoun responded the zero foot setback is a preexisting condition, and the developer is opening up the front from the setback currently in place. He did not believe they were exacerbating the existing condition relative to setbacks.

Chair Scott-Craig recognized the applicant was reducing the imperviousness of the site by a small amount, but reiterated that one of the “tradeoffs” for increased density is extraordinary amenities. He stated there is Planning Commission desire for more greenspace than the bare minimum.

Chair Scott-Craig stated LED lighting is not really an amenity and should no longer be listed among the amenities within our ordinance. He requested the applicant come back with a list of extraordinary amenities not just for the residents, but the public as well. Chair Scott-Craig reminded Mr. Calhoun four (4) extraordinary amenities must be provided in order to receive the density bonus.

Commissioner Tenaglia expressed appreciation for comments by the previous speaker, but was concerned with all the problems being expressed now when the applicant had come before the Planning Commission earlier in the year for feedback.

Chair Scott-Craig explained the concept plan does not have the detail that is now available in the proposed MUPUD.

Commissioner Van Coevering asked if the Township wasn't creating some of the pervious/impervious surface problems with the amount of required parking. She believed the Township was self-creating some of the impervious surface. Commissioner Van Coevering suggested consideration be given relative to some of the setback requirements for this infill redevelopment project, stating waivers are appropriate in these circumstances. She stressed that LED lighting is considered an amenity in our ordinance, and the Planning Commission is constrained by Township's ordinances.

Commissioner Jackson agreed with Chair Scott-Craig that the applicant's interpretation of redevelopment as placing something new on a site exactly under the conditions of the old layout was not necessarily correct. She stressed Planning Commission consideration of redevelopment deals more with reuse of an existing building rather than reuse of land.

Commissioner Jackson noted an earlier comment by the applicant that he likes to use pavers in the public park, but it does not count toward less impervious space. She questioned why that mattered, and if it makes sense to the developer to do that, it could be offered as an extraordinary amenity.

Commissioner Jackson asked how the units were marketed.

Mr. Calhoun noted each bedroom has its own bathroom, but each bedroom was not being marketed as one unit.

Commissioner Jackson asked for an explanation of Storz relative to an upgrade of the fire hydrants.

Associate Planner Wyatt replied it is her understanding Storz is a quick connect hose coupling for fire hoses to attach to fire hydrants and an upgrade to meet current Fire Department standards.

Commissioner Jackson believed there is a greater expectation in proposed redevelopment to meet the current standard to the extent possible without relying upon the fact a waiver or variance can be requested.

Commissioner Cordill reminded fellow Commissioners that relative to the parking, the number of units being requested is what is driving the number of spaces required.

Commissioner Ianni inquired if the bus stop on the north end of the property services MSU campus.

Mr. Calhoun responded it is part of the CATA bus system.

Commissioner Ianni asked where the nearest crosswalk was located in the event someone wanted to take the bus west to East Lansing.

Mr. Calhoun believed it would be traffic light on Northwind Drive to the east and Hagadorn Road to the west, approximately 1,000 feet in each direction.

Commissioner Deits reminded Planning Commissioners redevelopment adds to the economics of the Township and this development will become a viable economic unit where there is none now. He stated that is one reason why the Planning Commission provides flexibility. Under the MUPUD ordinance, he stated the Planning Commission does not necessarily need to follow the Township's parking requirements. He indicated the world of parking is changing rapidly and 1970 parking standards do not necessarily apply today.

Chair Scott-Craig closed the public hearing at 9:38 P.M.

**7. Unfinished Business** (None)

**8. Other Business** (None)

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

Chair Scott-Craig expressed appreciation to Commissioner Deits for representing the Planning Commission at the Board meeting where the appeal of the cell tower was discussed.

A. Future Projects/New Applications

- i. SUP #15-14051 (Department of Parks & Recreation), request to impact the 100-year floodplain associated with replacing the Wonch Park Pavilion and portions of the internal sidewalk at 4555 Okemos Road, Okemos.

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.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 9:41 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary