

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 13, 2014**

**APPROVED**

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

**PRESENT:** Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Jackson, Salehi, Scott-Craig  
**ABSENT:** None  
**STAFF:** Fire Chief Fred Cowper, Director of Community Planning and Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Principal Planner Gail Oranchak

**1. Call meeting to order**

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

**2. Approval of agenda**

**Commissioner Scott-Craig moved to approve the agenda. Seconded by Commissioner Cordill.**

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

**Commissioner Ianni moved to approve the Regular Meeting Minutes of December 16, 2013. Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried unanimously.

**4. Election of the Chair, Vice-Chair and Secretary for 2014**

**Chair Jackson opened the nominations for 2014 Vice-Chair of the Planning Commission.**

**Commissioner Honicky nominated John Scott-Craig as 2014 Vice-Chair of the Planning Commission.**

**Commissioner Scott-Craig nominated Tom Deits as 2014 Vice-Chair of the Planning Commission.**

**Chair Jackson closed the nominations for 2014 Vice-Chair of the Planning Commission.**

**Chair Jackson opened the nominations for 2014 Chair of the Planning Commission.**

**Commissioner Scott-Craig nominated Patricia Jackson as 2014 Chair of the Planning Commission.**

**Chair Jackson closed the nominations for 2014 Chair of the Planning Commission.**

**Chair Jackson opened the nominations for 2014 Secretary of the Planning Commission.**

**Commissioner Scott-Craig nominated Holly Cordill as 2014 Secretary of the Planning Commission.**

**Chair Jackson closed the nominations for 2014 Secretary of the Planning Commission.**

**Commissioner Scott-Craig moved to elect Holly Cordill as 2014 Secretary of the Planning Commission. Seconded by Commissioner Honicky.**

VOICE VOTE: Motion carried unanimously.

**Commissioner Scott-Craig withdrew his name as nominated for 2014 Vice-Chair and moved to elect Commissioner Deits as 2014 Vice-Chair of the Planning Commission. Seconded by Commissioner Hildebrandt.**

VOICE VOTE: Motion carried unanimously.

**Commissioner Ianni moved to elect Patricia Jackson as 2014 Chair of the Planning Commission. Seconded by Commissioner Hildebrandt.**

VOICE VOTE: Motion carried unanimously.

## **5. Public Remarks**

Chair Jackson opened the floor for public remarks.

Rob Szczygiel, President of Autumn Park Condominium Association, 2038 Central Park Drive, spoke in opposition to Special Use Permit (SUP) #13121. He indicated the address of the location should not have been placed on the ballot in 2012, adding to do so was inappropriate and against the condominium owners' rights. While acknowledging the need for a replacement central fire station, he noted he did not "deserve" to have a 15,000 square foot mega complex in his front yard.

David Strobl, 1320 Cove Court, Okemos, spoke to the legality of the process used, noting that the citizens approved the millage prior to commencement of that process. He used National Institutes of Health (NIH) data which indicate the number of decibels generated by a fire truck is too loud. He spoke in opposition to SUP #13121 at the proposed location, addressing the level of noise and traffic which would be generated from the new fire station at the proposed location. He requested the Planning Commission use the Township's SUP review criteria when making its decision.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke to the flawed SUP process used for the proposed new central fire station, believing time was not taken to look at the best location for that new station. She expressed opposition to the placement of the new central fire station at the proposed Central Park Drive location.

Barbara Strobl, 1320 Cove Court, Okemos, spoke to the unsuitability of the location proposed for the new central fire station. She believed this location does not meet SUP review criteria #3 and urged the Planning Commission to use good judgment when deliberating this issue.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to posting the complete Planning Commission's agenda for tonight's meeting.

Lawrence Nolan, 4765 Nakoma Drive, Okemos, and attorney for the Autumn Park Condominium Association, voiced his continued opposition to the proposed location for the new central fire station on Central Park Drive. He requested that Planning Commissioners "do the right thing."

Steven Lamb, 2026 Central Park Drive, Okemos, spoke to the impact excessive noise from the proposed central fire station will have on residents of Autumn Park Condominiums. He addressed the improper handling of the process for this special use permit request.

Jack Brandenburg, 2058 Central Park Drive, Okemos, expressed concern the quality of life experienced by the Autumn Park Condominium owners would be affected if SUP #13121 is approved.

Mike Anderson, 2020 Central Park Drive, Okemos, recited a portion of the Township's mission statement which states "...the most effective use of available resources that achieve the highest quality of life." He stated that Autumn Park condominium owners trust Planning Commissioners will follow the mission statement and do their very best to ensure the highest quality of life for residents of Autumn Park. He spoke in total opposition to SUP #13121.

Betsy Strobl, 2056 Central Park Drive, Okemos, addressed the current residential nature of the property designated for the proposed central fire station. She noted she was promised a tranquil nearby atmosphere when she chose to locate within the Autumn Park Condominiums. Ms. Strobl read a statement from a friend indicating she was unaware of the exact location of the proposed central fire station when she voted on the millage proposal during the November, 2012 election.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to the potential decrease in property values, number of emergency vehicle runs, trees and footage requirement from the property line for the proposed central fire station. He believed the Township authorized construction of the new central fire station when it approved the sale of bonds on February 19, 2013, a direct violation of Section 61.

Vance Kincaid, 4530 Nakoma Drive, Okemos, addressed several concerns with the "flawed" process surrounding SUP #13121.

Greg McKenzie, 2080 South State Street, Ann Arbor, spoke in support of Special Use Permit #13161 (MSU Federal Credit Union).

Brian Brandenburg, 2058 Central Park Drive, Okemos, spoke to the decrease in property values which will be experienced by Autumn Park Condominium owners if SUP #13121 is approved. He requested the proposed fire station be placed in a different location.

Chris Grzenkowicz, Desine, Inc., 2183 Pless Drive, Brighton, stated several changes proposed have been proposed by the developer for the Aldi project based on Planning Commission input during the public hearing. He availed himself for a more in-depth explanation when the Planning Commission takes the matter up later in the meeting.

Chair Jackson closed the floor for public remarks.

## 6. Communications

- A. Susan Simkin, 2032 Central Park Drive, Okemos; RE: SUP #13121 (Meridian Township)
- B. Susan Simkin, 2032 Central Park Drive, Okemos; RE: SUP #13121 (Meridian Township)
- C. Carla Westwood, 6232 Birch Row Drive, East Lansing; RE: MUPUD 13054/SUP #13171 (Aldi/Eyde)

## 7. Public hearings (None)

**8. Unfinished Business**

- A. Special Use Permit #13161 (MSU Federal Credit Union), request to construct a credit union branch with two drive-through ATM lanes and four drive-through teller lanes on the northeast corner of Jolly Road and Jolly Oak Road

Principal Planner Oranchak summarized the change made to the site plan as outlined in staff memorandum dated January 9, 2014.

**Commissioner Scott-Craig 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 #13161 subject to the following conditions:**

- 1. Approval of the Michigan State University Federal Credit Union branch with four drive-through teller lanes and two drive-through ATM lanes is based on the submitted application materials including a revised site plan dated December 27, 2013, a conceptual landscape plan, and exterior elevations dated November 22, 2013, prepared by Daniels and Zermack, LLC, subject to revisions as required.**
- 2. The applicant shall obtain all applicable permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner and the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.**
- 3. The applicant shall seek and receive variances from the Meridian Township Zoning Board of Appeals to exceed the maximum number of motor vehicle parking spaces and exceed the maximum number of drive-through lanes for a C-2 zoned financial institution or redesign the site plan as necessary.**
- 4. Final utility plans for the site are subject to approval of the Director of Public Works and Engineering and shall be in accordance with the Township Engineering Design and Construction Standards.**
- 5. Site accessories such as exterior lighting fixtures for streets and buildings, 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.**
- 6. Buried construction or other materials and debris found anywhere on the 3.15 acre site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed.**
- 7. A seven (7) foot wide concrete pedestrian-bicycle pathway shall be constructed along the site's Jolly Oak Road frontage. The construction and installation of the pathway shall be in accordance with the Township's Engineering Design and Construction Standards.**

8. **A concrete sidewalk a minimum of five (5) feet in width shall be constructed along the site's Meridian Crossing Drive frontage. The construction and installation of the sidewalk shall be in accordance with the Township's Engineering Design and Construction Standards.**
9. **Any future additions or expansions to the building will require modification to Special Use Permit #13161.**
10. **A copy of information that exists on computer for the project and construction plans shall be provided to the Director of Public Works and Engineering in an Auto Cad compatible format.**

**Seconded by Commissioner Cordill.**

**ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson**

**NAYS: None**

**Motion carried unanimously.**

- B. Mixed Use Planned Unit Development #13054 (Aldi/Eyde), request for a mixed use planned unit development with one commercial building and 24 apartments at 5155 Marsh Road

Principal Planner Oranchak summarized the proposed changes to the mixed use planned unit development (MUPUD) site plan as outlined in staff memorandum dated January 10, 2014.

**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 Mixed Use Planned Unit Development (MUPUD) #13054, subject to the following conditions:**

1. **The recommendation for approval is based on the revised site plan, amenities plan, and signage/detail plan, prepared by Desine, Inc., dated January 6, 2014 and dated received by the Township January 8, 2014; the revised landscape plan prepared by The Peabody Group, dated December 10, 2013 and dated received by the Township January 8, 2014; and revised building elevations prepared by APD Engineering, PPLC, dated November 18, 2013 and dated received by the Township January 8, 2014, subject to revisions as required.**
2. **MUPUD #13054 (Aldi Inc./Eyde Company) to construct one 1-story commercial building and two 3-story apartment buildings with a total of 24 apartment units, shall be contingent on the approval of Special Use Permit (SUP) #13171 (Aldi Inc./Eyde Company).**
3. **Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet AM): covered bicycle parking, balconies, outdoor gathering/seating areas, LED site lighting, connection to Township pathways, canopies, underground utilities, traffic signal, off-site water main extension, lowering of existing natural gas main, white roof on commercial building, additional green space, and recyclable material collection center.**

4. **The character and quality of the building materials and general architectural design of the buildings should be consistent on all four sides of each building.**
5. **Brick, stone or masonry products should cover no less than 60 percent of building facades that are either visible from a public street or provide the main entrance to the building. Other materials, such as vinyl, aluminum or other metal sidings should be avoided.**
6. **Site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for parking areas and buildings, covered bicycle structures, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.**
7. **Shopping carts should be stored inside the building or in an enclosed area.**
8. **Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.**
9. **Site and building lighting should comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting should be used where feasible. Light poles should be no taller than 15 feet in height, including the pole and pole base.**
10. **All mechanical, heating, ventilation, air conditioning, and similar systems should be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
11. **The applicant should obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, the Ingham County Drain Commissioner's office, and the Township. Copies of all permits and approval letters should be submitted to the Department of Community Planning and Development.**
12. **The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and should be completed in accordance with the Township Engineering Design and Construction Standards.**
13. **The applicant should apply to the Township for a land division; once approved, documents should 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.**
14. **Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format should be provided to the Township Engineering staff.**
15. **Any future building additions or expansions should require modification to the Mixed Use Planned Unit Development #13054 and Special Use Permit #13171.**

**Seconded by Commissioner Scott-Craig.**

Planning Commission, staff and applicant discussion:

- Recognition of the applicant's attempt to separate the development from the Township's greenspaces through additional screening while still connecting to parks and public pathways
- MUPUD increases the walkability of the community
- Proposed MUPUD stays out of the wetland and avoids water issues in the back portion of the project
- Appreciation for the amenities (LED lighting, pathways, bicycle racks, etc.)
- Additional greenspace for parking
- Relocation of the pathway to tie together with the central path as a result of the applicant meeting with Parks personnel
- Addition of seating area on the far west end which provides a termination point for the pathway
- Crosswalk striping at four locations where the sidewalks cross the parking lot
- Addition of the proposed monument sign
- Addition of 50% glass on the front façade per the Township's ordinance
- Concern with the following components contained in condition #5
  - 60% requirement for brick, stone or masonry on building facades visible from a public street or provide the main entrance to the building when there is also a requirement for 50% glass on the front façade
  - Front façade has some aluminum trim material above the clear story windows, above the windows at the tower and along the edge of the canopy
- Brick façade on the residential building will match the Aldi building
- Taller light poles necessary as there is not as much light spread with LED lighting
- Necessity of adding more light poles and fixtures if 15-foot pole height is required precludes the intended energy conservation with the use of LED lighting
- Reduction from 28 to 25-foot pole height for commercial and 20 to 18-foot pole height for residential would require five (5) additional fixtures but no additional light poles
- Covered bicycle parking provides a total of 20 covered bicycle parking spaces

**Commissioner Deits offered the following friendly amendment:**

- **Amend condition #6 by deleting "considered for" and inserting "of"**
- **Amend condition #6 by deleting "being" after "quality, and"**

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

**Commissioner Hildebrandt offered the following friendly amendment:**

- **Amend all references contained in the conditions from "should" to "shall"**

Continued Planning Commission, staff and applicant discussion:

- Belief by the maker of the motion that much of the language is guidelines
- Use of the word should provides for flexibility and allows for changes to the plan during site plan review
- Planning Commissioner belief that the proposed conditions should be requirements
- Other approvals use the word "shall"
- Reminder that the Planning Commission is making a recommendation to the Board

**The friendly amendment was not accepted by the maker of the motion.**

**Commissioner Hildebrandt moved to amend all references contained in the conditions from “should” to “shall”.**

**Seconded by Commissioner Cordill.**

Continued Planning Commission discussion:

- Since the Planning Commission is the recommending body, the Board has the authority to make the verbiage either “should” or “shall”

**Commissioner Hildebrandt withdrew her motion.**

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

Continued Planning Commission and applicant discussion:

- Carts to be stored in an enclosed area inside the building to the right of the entrance doors
- No cart corrals in the parking lot as Aldi employs a 25-cent cart rental system which ensures that carts are returned to the enclosed area
- All parking spaces are oriented to be close to the front entrance

**Commissioner Deits offered the following friendly amendment:**

- **Amend condition #5 by deleting the existing language and inserting: “5. Materials on building facades should be consistent with those on the revised building elevations prepared by APD Engineering PPLC dated November 18, 2013 and dated received by the Township January 8, 2014 subject to revisions as required.”**

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

Continued Planning Commission and applicant discussion:

- Proposed base of Building B is eight (8) feet from the 100 year flood boundary
- Floodplain elevation is 842.5 feet above mean sea level
- Lowest opening of the concrete foundation wall will be approximately 2-½ feet above floodplain elevation
- Building grade will be between one (1) and one and one-half (1-½) feet above the floodplain elevation where the soil is backfilled around the foundation
- Seam between the foundation and the footing will be at least 3-½ feet below the frost line
- Water run-off from the roofs will travel down the side of the building through an aluminum pipe and then be collected in an underground stormwater system, taken over to the detention basin and then flow out to Mud Creek at a reduced rate
- Gutters to be external to Building B
- Small sumps located in the greenspaces in front of the sidewalks which will also collect drainage
- Appreciation to the Parks Commission and Parks Department staff for their work on the changes

**The maker offered the following friendly amendment:**

- **Amend condition #9 after “no taller than” by deleting the remainder of the sentence and inserting “25 feet for the commercial space and 18 feet for residential.”**

**Without objection, the friendly amendment was accepted.**



Continued Planning Commission and applicant discussion:

- Inquiry as to how far into Central Park the light will fall
- LED lighting is a very direct light source
- LED fixtures are designed with light reflectors inside to force the light to disperse
- Minimal lighting near the western edge which would affect Nokomis Center
- New landscaping will prevent visibility from the cabin in the Historical Village

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Honicky, Ianni, Salehi,  
Scott-Craig, Chair Jackson

NAYS: Commissioner Hildebrandt

Motion carried 8-1.

- C. Special Use Permit #13171 (Aldi/Eyde), request to construct a group of buildings greater than 25,000 square feet in gross floor area at 5155 Marsh Road

**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 #13171 (Aldi Inc./Eyde Company) to construct three buildings totaling more than 25,000 square feet in gross floor area subject to the following conditions:**

- 1. Approval of the special use permit is recommended in accordance with the revised site plan prepared by Desine, Inc. dated January 6, 2014, and dated received by the Township January 8, 2014, subject to revisions as required.**
- 2. Special Use Permit #13171 is subject to all conditions placed on Mixed Use Planned Unit Development #13054 (Aldi Inc./Eyde Company) by the Township.**

**Seconded by Commissioner Scott-Craig.**

Planning Commission discussion:

- Concern with the SUP is the impact on the roads
- Additional traffic light and street capacity should greatly reduce road impact
- Building materials are harmonious with the surrounding neighborhood
- Adequate screening from the surrounding parks and their uses
- Size should not be an issue for the surrounding users
- SUP is a recommendation to the Township Board

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Honicky, Ianni, Salehi,  
Scott-Craig, Chair Jackson

NAYS: Commissioner Hildebrandt

Motion carried 8-1.

- D. Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office

Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated January 9, 2014.

**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 #13121 subject to the following conditions:**

- 1. Approval of the special use permit is granted in accordance with the site plans prepared by DLZ, dated October 4, 2013, subject to revisions as required.**
- 2. The character and quality of the building materials and general architectural design of the building shall be consistent on all four sides. Building materials shall be substantially consistent with the elevation plans prepared by DLZ and dated August 2, 2013, subject to approval by the Director of Community Planning and Development.**
- 3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
- 4. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements of the Code of Ordinances.**
- 5. Bicycle parking shall be provided in accordance with the requirements of Section 86-760 of the Code of Ordinances.**
- 6. The Township shall work with the Ingham County Road Department (ICRD) to explore and implement, if feasible, measures (including traffic controls) that would minimize the use of sirens on the western end of Central Park Drive.**
- 7. Prior to issuance of a permit for construction activity or grading, any wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.**
- 8. The location, species and size of street trees to be installed on street frontages shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.**
- 9. Landscaping shall generally comply with all applicable provisions of the Code of Ordinances.**
- 10. Site and building lighting shall comply with Article VII in Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.**
- 11. All 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.**

12. **The utility, grading and storm drainage plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township's Engineering Design and Construction Standards.**
13. **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 Auto Cad compatible format.**
14. **Any future modifications to the building or site shall require an amendment to the special use permit.**

**Seconded by Commissioner Deits.**

Planning Commission discussion:

- Part of the rationale for the way this issue was structured was a need for the Board to determine sufficient funds would be available prior to moving forward with the process
- Specific location was chosen in order to reduce response times and serve the fire and emergency needs of the Township
- Topography of the site is well suited to the needs of the building
- Other locations considered had topography within wetlands, the building would have been too small to serve the needs of the fire station or the train tracks would have interfered with the operations of the fire station and emergency calls
- A fire station needs to be located where people live in order to serve their fire and emergency needs
- Fire stations need to be located near commercial buildings as well as residences
- Insufficient evidence to determine the fire station will be hazardous to citizens
- Fire Chief has indicated fire and emergency personnel will do whatever they can to minimize noise
- Conflicting evidence to determine there would be a negative impact to property values
- Planning Commission is caught within a process in which most of the policy decisions were made by other entities
- Township Board made a policy decision that the proposed site was the appropriate location to house the fire station when it created the bond issue
- The bond issue was then brought before the electorate and the electorate agreed with the Board
- Difficult to justify the Planning Commission voting to overturn the results of an election
- Final decision will not be made by the Planning Commission
- Planning Commissioner belief that this Commission's actions are largely moot
- Planning Commission focus is whether this location is appropriate for the placement of a new central fire station
- Proposed location does not have appropriate barriers to block noise from nearby neighborhoods
- Belief the proposed location does not meet SUP request standards #3, #4, #8
- Concern with the request involving two parcels
- Planning Commissioner belief standards must be higher when the applicant is the Township
- The Planning Commission is no longer involved in Capital Improvement Projects
- Preference to receive data regarding the economic welfare of the surrounding properties
- Township has not received complaints from residents who live near the other fire stations
- Train tracks directly to the north produce significant noise

- A variety of sites were considered and the one proposed was selected based upon response times
- Fire station is an allowed use in a residential district
- Fire station is designed in such a way that it would mitigate the type of impacts which would occur regardless of location
- Acknowledgment there is a nuisance value associated with this location for some residents, but that nuisance is shared township wide wherever located
- Autumn Park Condominiums are on residential property on the edge of commercial property
- Post office is located across the street from the condominiums
- One Planning Commissioner lives within walking distance of a current fire station and purchased his home with full knowledge of its proximity to that fire station
- Above referenced Commissioner has not had his sleep patterns or daily interactions affected by the noise or traffic generated by the nearby fire station

ROLL CALL VOTE: YEAS: Commissioners Deits, DeLind, Ianni, Chair Jackson

NAYS: Commissioners Cordill, Hildebrandt, Honicky, Salehi, Scott-Craig

Motion failed 4-5.

- E. Commission Review #13053 (Meridian Township), request for Section 61 review to construct a fire station on Central Park Drive, east of Okemos Road

**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the proposed Central Fire Station located on a 28.5 acre site east of Okemos Road and south of Central Park Drive.**

**Seconded by Commissioner DeLind.**

Planning Commission discussion:

- Location is between the railroad tracks so it minimizes disruption from railroad traffic
- Locations is adjacent to commercial areas to the east and south
- Location will reduce response times to the more heavily populated areas of the Township
- Purpose of a Section 61 Review
- No concrete definition of location, character and extent
- Planning Commissioner belief the review is restricted to an appropriate description
- Planning Commissioner interpretation that the location is appropriate as described
- Planning Commissioner interpretation the character can be described as its distinguishing features
- Planning Commissioner interpretation the extent is the size and position on the site
- Planning Commissioner interpretation the character is how the fire station would function
- Planning Commissioner interpretation that the extent is the scope of the project
- Planning Commissioner interpretation that the location is where it is located in the Township
- Planning Commissioner interpretation that the extent is the amount of land coverage and the size of the project
- Planning Commissioner understanding that a Section 61 Review is to determine if the site, function and structure as described is appropriate in this location
- Planning Commissioner belief a Section 61 Review (required by state statute) is largely formal and technical

- Planning Commission is advising the Township on whether to spend money on this public improvement

ROLL CALL VOTE: YEAS: Commissioners Deits, DeLind, Ianni, Chair Jackson

NAYS: Commissioners Cordill, Hildebrandt, Honicky, Salehi, Scott-Craig

Motion failed 4-5.

## 9. Other Business

### A. Resolution of Appreciation – Ody Norkin

**Commissioner Cordill moved [and read into the record] NOW, THEREFORE, BE IT REOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:**

**The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Ody Norkin grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.**

**Seconded by Commissioner Honicky.**

Planning Commission discussion:

- Appreciation for Commissioner Norkin’s expertise in the transportation field
- Appreciation for Commissioner Norkin’s business perspective on issues which came before the Planning Commission
- Commissioner Norkin balanced his business perspective with community interest

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

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

Chair Jackson introduced the newest member of the Planning Commission, David DeLind.

Commissioner Hildebrandt expressed appreciation for the line workers who worked diligently to restore power during the recent ice storm.

## 11. New applications

A. Mixed Use Planned Unit Development #14-05054 (DTN), request to revise the space allocation for commercial and office uses in the Hamptons of Meridian

B. Special Use Permit #14011 (Green), request to expand an institution for human care at 2077 Haslett Road

## 12. Site plans received

A. Site Plan Review #13-99-26 (Mercer), request to remove the outdoor pool and re-landscape at the Marriott Towne Place Suites Hotel addressed as 2855 Hannah Blvd.

## 13. Site plans approved (None)

**14. Public remarks**

Chair Jackson opened public remarks.

Susan Simkin, 2023 Central Park Drive, Okemos, contradicted Planning Commissioner comments regarding better response times for the proposed new central fire station. She stated it is a matter of public record that better response times can be obtained if the new fire station is located closer to Marsh Road.

Vance Kincaid, 4530 Nakoma Drive, Okemos, offered several corrections to Planning Commissioner comments regarding the proposed new central fire station. He noted the Planning Commission would not have had to face this issue tonight if proper procedure was followed. Mr. Kincaid spoke to government superiority over its residents.

Lawrence Nolan, 4765 Nakoma Drive, Okemos, expressed appreciation to the Planning Commission for its time, deliberation and decision on the proposed new central fire station.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated if the proposed central fire station was placed facing Okemos Road it would impact fewer people than the proposed location. He spoke to language in a WHEREAS clause which stated the buildings are at least 50 feet from the property line, believing that verbiage to be inaccurate.

David Strobl, 1320 Cove Court, Okemos, expressed appreciation for all the deliberation exercised by Planning Commission members on SUP #13121 and Commission Review #13053.

Chair Jackson closed public remarks

**15. Adjournment**

Chair Jackson adjourned the regular meeting at 9:53 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary