

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

August 12, 2013

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. July 22, 2013 Regular Meeting
4. Public remarks
5. Communications
 - A. Todd Wilson RE: Master Plan Goals and Objectives
6. Public Hearings
 - A. Zoning Amendment #13040 (Planning Commission), amend zoning ordinance Section 86-2 Definitions to add a definition of Adult Day Care Center; amend the conditions for adult day care centers in Section 86-403(d)(1), Section 86-404(d)(2), and Section 86-405(d)(2); and consider alternative types and locations for adult day care facilities.
7. Unfinished Business
 - A. Special Use Permit #13091 (ICDTR), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road
 - B. Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Special Use Permit #13101 (St. Paul's Lutheran), request to use the building at 3407 Lake Lansing Road for philanthropic, educational and social programs

Planning Commission Agenda

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- B. Special Use Permit #13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road
 - C. 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
11. Site Plans received
- A. Site Plan Review #13-78-22 (Zahra Institute), locate a religious institution att 4133 Okemos Road
 - B. Site Plan Review #13-02 (Capstone), review of Hannah Lofts, third phase of Hannah Farms MUPUD located on Esoteric Way, south of Hannah Blvd and north of Eyde Parkway.
12. Site Plans approved
13. Public Remarks
14. Adjournment

Post Script: Holly Cordill

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance).

**TENTATIVE
PLANNING COMMISSION AGENDA**

**August 26, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

- A. *Special Use Permit #13061 (Caring Hand), request to establish an adult day care center in the International New Life Church addressed as 2630 Bennett Road
- B. Special Use Permit #13101 (St. Paul's Lutheran), request to use the building at 3407 Lake Lansing Road for philanthropic, educational and social programs
- C. *Special Use Permit #13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road
- 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

2. Unfinished Business

- A. *Special Use Permit #13061 (Caring Hand), request to establish an adult day care center in the International New Life Church addressed as 2630 Bennett Road
- B. *Special Use Permit #13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road
- C. Zoning Amendment #13040 (Planning Commission), amend zoning ordinance Section 86-2 Definitions to add a definition of Adult Day Care Center; amend the conditions for adult day care centers in Section 86-403(d)(1), Section 86-404(d)(2), and Section 86-405(d)(2); and consider alternative types and locations for adult day care facilities.
- D. Zoning Amendment #13020 (Planning Commission), request to amend Section 86-2 Definitions and Section 86-564 Yard Encroachments Permitted to update and clarify regulations for decks and patios

3. Other Business

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Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ("")

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
July 22, 2013**

DRAFT

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

PRESENT: Commissioners Cordill, Deits, Ianni, Jackson, Norkin, Salehi, Scott-Craig
ABSENT: Commissioners Hildebrandt, Honicky
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Gail Oranchak

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Deits moved to approve the agenda amended as follows:

- **Remove Agenda Items #6A and #6B**

Seconded by Commissioner Norkin.

Planning Commission and staff discussion:

- Scope of the project has not yet been determined by the Board
- Mitigation plans are not available to the public yet
- Delay of the hearing until the next meeting does not need to delay the project
- Questions remain about the environmental impact and potential cost overruns
- Noticing requirement of no less than 15 days will not allow for the public hearing to be held at the next regularly scheduled Planning Commission meeting
- Option to hold the public hearing and leave it open until the next meeting so the 15-day noticing process does not have to be repeated

Commissioner Deits withdrew his motion.

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

**Commissioner Cordill moved to approve the Regular Meeting Minutes of July 8, 2013.
Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened and closed the floor for public remarks.

5. Communications

- A. Susan Davis, 4772 Arapaho Trail, Okemos; RE: MUPUD #13014/SUP #13081 (Capstone)
- B. Mike Ma, 3752 Chippendale, Okemos; RE: 1510 and 1560 Grand River Avenue
- C. Leslie Kuhn, 6162 Oakpark Trail, Haslett; RE: Cornell Road Improvements Project

6. Public hearings

- A. Special Use Permit #13091 (Ingham County Department of Transportation and Roads (ICDTR)), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road and
- B. Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road

Chair Jackson opened the public hearings at 7:09 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the special use permit and wetland use permit requests as outlined in staff memoranda dated July 18, 2013.
- Applicant
Bill Conklin, Managing Director, ICDTR, availed himself for Planning Commission questions. He indicated the Township Board will discuss which option it will choose at its Board meeting tomorrow evening. Mr. Conklin added that in both options, the amount of tree removal proposed by the consultant has been reduced to approximately one dozen dead trees and one dozen smaller live trees. He noted the Jeffries Drain will undergo an in-place replacement with a slightly longer culvert, while the Foster Drain culvert will remain as is.
- Planning Commission discussion:
Commissioner Cordill asked Mr. Conklin to provide, in layman's terms, the "pros" and "cons" of the two options under consideration by the Board.

Mr. Conklin delineated the two options in detail.

Commissioner Cordill inquired about the proposed guardrails.

Mr. Conklin responded guardrails were originally placed in Option 1.

Commissioner Deits inquired if the floodway referred to was the Foster Drain.

Mr. Conklin replied in the affirmative.

Commissioner Norkin inquired if there has been discussion about bicycle lanes and/or sharrows if the decision is to move forward with the less expensive option.

Mr. Conklin answered the original design was the compromise, and simply recycling the existing road will require bicycles to share the traveled lane. He added sharrow markings and signage are items for discussion, but has heard the argument Cornell Road is not ideal for bicycling if the shoulders are not added. Mr. Conklin noted that it will be a Township decision.

Commissioner Norkin inquired about the speed limit discretion.

Mr. Conklin responded setting the speed limit is a joint unanimous agreement of the ICDTR, the Township and the Michigan State Police as noted in state law. He indicated a speed study has been conducted and a meeting to discuss the speed limit has been scheduled for July 30th at the Township.

Commissioner Salehi asked if the installation of speed bumps was under the purview of the ICDTR.

Mr. Conklin answered in the affirmative; however, speed bumps would not be applicable to Cornell Road as they are typically installed on 25 mile per hour residential roads experiencing a significant amount of speeding. He added Cornell Road functions as a through road, similar to a county primary road, and speed bumps would not be appropriate.

Commissioner Salehi inquired if rumble strips were an option.

Mr. Conklin replied rumble strips are typically used where a vehicle travels several miles on an open country road and then approaches a stop sign. He stated Cornell Road only has a stop sign at each of its two ends. Mr. Conklin noted rumble strips are used to wake up a driver who has been on a road more than two (2) miles and where a road has crash/ accident experience which indicates failure to stop for the stop sign.

Commissioner Salehi asked if Cornell Road could be left at the current width while making it safer for non-motorized traffic.

Mr. Conklin responded the shoulders would have to be widened to achieve that scenario.

Commissioner Salehi inquired if there was safety data available for non-motorized accidents along Cornell Road.

Mr. Conklin replied ten years of accident history were reviewed and there were no non-motorized crashes of any kind. He noted not many non-motorized users travel on that road due to the lack of shoulders, and the option which included creation of shoulders was meant to invite and encourage that use.

Commissioner Salehi asked if input had been solicited from groups representing non-motorized users.

Mr. Conklin answered there was significant representation at the natural beauty road public hearing where opinions ranged from approval to opposition to placement of shoulders.

Commissioner Deits stated the north end of Cornell Road is currently posted at 35 miles per hour

Mr. Conklin concurred, stating it changes in the vicinity of Orlando Drive.

Commissioner Deits inquired if that speed limit is anticipated to change.

Mr. Conklin responded that change is not on the table for discussion with the State Police, adding that if all three (3) parties are not in agreement, no change can occur.

Chair Jackson inquired as to how the mitigation plan changes between the two options.

Mr. Conklin replied with Option 2, there would be no impact to the wetlands and fill would be very minimal, approximately hundredths of an acre.

Chair Jackson asked if the applicant has not submitted the requested mitigation plan because the Board has not yet decided which option it will approve.

Mr. Conklin answered in the affirmative. He offered that the consultant working on the plans is retained by the Department of Public Works and Engineering, with plans being kept in a preliminary state until the final design is agreed upon. Mr. Conklin added soil erosion sedimentation control plans are typically added upon final design. He indicated the approved mitigation plan will also move forward once a design option is chosen and approved.

Chair Jackson inquired if the Planning Commission could be given assurance at this time that the mitigation plan would adhere to the ordinance requirements.

Mr. Conklin clarified that the applicant, the ICDTR, is working jointly with the Township, and the Township is providing most of the funding for the project. He stated the Township handled the design and has been the Project Manager during the design phase, and mitigation will be designed, overseen, maintained and established by the Township since it will occur on Township controlled properties.

Commissioner Scott-Craig asked if there were constraints on the project.

Mr. Conklin suggested the Planning Commission recommend Option 1, subject to the mitigation plan and the proper soil erosion control plan. He indicated if the Board approves Option 1, it would save considerable time rather than having to come back to the Planning Commission in a month or so.

Commissioner Deits iterated the Planning Commission would not be making a decision at tonight's meeting, but the issue would be discussed again in two (2) weeks.

Mr. Ianni noted the Environmental Commission memorandum expressed concern with the fill material to be used and asked if the fill would contain invasive species seeds or other material which could damage the environment.

Mr. Conklin indicated most of the fill will be either onsite fill or mined sand from underneath and the risk for invasive species seeds should be nonexistent.

Commissioner Cordill requested the possible guardrail fits into the character of the road.

Mr. Conklin stated designer guardrails labeled steel backed timber guardrails are proposed.

Commissioner Deits moved to hold the public hearings open until the next Planning Commission session. Seconded by Commissioner Norkin.

VOICE VOTE: Motion carried 7-0.

8. Other Business (None)

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Norkin addressed Commissioner Hildebrandt's email request to be a member of the subcommittee regarding the urban services boundary. He offered to relinquish his seat on that subcommittee in favor of Commissioner Hildebrandt, who lives in the eastern third of the Township.

10. New applications (None)

- A. Zoning Amendment #13040 (Planning Commission), amend zoning ordinance Section 86-2 Definitions to add a definition of Adult Day Care Center; amend the conditions for adult day care centers in Section 86-403(d)(1), Section 86-404(d)(2), and Section 86-405(d)(2); and consider alternative types and locations for adult day care facilities.

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #13-98-8 (Eyde), revise the approved site plan to add two access drives at Meridian Crossing located at the northwest corner of Okemos and Jolly Roads.

- B. Site Plan Review #13-95-10 (Graff), revise the approved site plan to add a 1,750 square foot wash bay to the existing building addressed as 1748 Grand River Avenue.

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 7:54 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

MEMORANDUM



TO: Township Board
Planning Commission

FROM: Todd Wilson
Todd Wilson, Chair
Park Commission

DATE: July 24, 2013

RE: Recommended Changes to Proposed Master Plan Goals and Objectives

The Director of Parks and Recreation, LuAnn Maisner brought to our attention the Planning Commission's efforts to update the goals and objectives to the Meridian Township Master Plan. The Park Commission, during its regular meeting on July 9, 2013 reviewed the proposed goals and objectives and voted unanimously to request the following changes to Goal #4 - Maintain and Expand a Diverse Park System:

GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM

Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

Strategies:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support the Park Commission's efforts to link the Harris Nature Center with the Pedestrian-Bicycle Pathway system. **SUPPORT PEDESTRIAN-BICYCLE PATHWAY LINKAGES TO PARKS AND RECREATION FACILITIES.**
4. **PROVIDE ACCESSIBLE FACILITIES AND LEISURE OPPORTUNITIES FOR PERSONS OF ALL PHYSICAL ABILITIES AND SOCIO-ECONOMIC CHARACTERISTICS.**

Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

Strategies:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation improvement to meet identified **development** needs.


2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the **TOWNSHIP BOARD, PARK COMMISSION AND** Land Preservation Advisory Board and ~~Park Commission~~ to maximize the potential benefits **AND ENHANCE STEWARDSHIP** of open space, and natural areas, **AND PARK LANDS**.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. **TO PROVIDE RESOURCES NECESSARY TO MAINTAIN AND DEVELOP A DIVERSE PARKS AND RECREATION SYSTEM THAT:**
 - **PROVIDE A HIGH QUALITY OF LIFE FOR OUR COMMUNITY RESIDENTS**
 - **PROVIDE NECESSARY SUPPORT FOR THE MAINTENANCE AND OPERATION OF THESE AMENITIES.**

Please contact me at tdwilson@pplant.msu.edu or Director Maisner at Maisner@meridian.mi.us if you have questions or require clarification. We appreciate the opportunity to share in the vision for our community.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: August 9, 2013

RE: Zoning Amendment #13040 (Planning Commission), amendment to add a definition of Adult Day Care Center to Section 86-2 Definitions; amend conditions for adult day care centers in Section 86-403(d)(1) and Section 86-404(d)(2), and consider alternative types and locations for adult day care facilities

On August 8, 2013, the Township Board finally adopted Zoning Amendment #13030 adding "adult day care centers" to Section 86-654 Nonresidential structures and uses in residential districts under the heading (c)(3) Educational and social institutions. At the time the Planning Commission reviewed, discussed, and made its recommendation regarding ZA #13030 to the Board, it initiated Zoning Amendment #13040 to:

- Insert a definition for "adult day care centers" into zoning ordinance Section 86-2 Definitions
- Correct inconsistencies in commercial districts where adult and child care centers are grouped together in one section under the heading "conditional uses"
- Consider other locations and types of adult day care services to include in the zoning ordinance

The attached draft zoning amendment proposes new definitions for "adult day care center," "adult family day care home," and "adult group day care home. For consistency with Public Act 116 of 1973 Child Care Organizations and to distinguish existing zoning ordinance definitions for child care facilities from adult day care facilities the proposed amendment also revises the titles of "family day care home" and "group day care home."

The proposal amends Section 86-368 Rural Residential district by adding Section 86-368 (b)(18) Adult family day care homes as a use permitted by right. Six or fewer persons may be cared for in an adult family day care home. Uses permitted by right in the RR district carry through to all residential zoning districts.

Amendments are proposed to the C-1 and C-2 (Commercial) districts, Section 86-403(d) and Section 86-404(d) respectively, to reflect the fact child care centers are licensed by the State of Michigan but adult day care facilities of any type are not. One condition of approval has been added for adult day care centers in both the C-1 and C-2 districts.

ZA #13040 (Planning Commission)

Planning Commission (8/9/13)

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Finally, the use titled "Adult group day care homes" has been added to Section 86-654 Nonresidential structures and uses permitted in residential districts under subsection (c)(6) Other. Uses listed in Section 86-564 are permitted by special use permit subject to the general review criteria for all special use permits listed in Section 86-126 as well as site location preferences and lot area requirements listed in Section 86-654(e) and (f).

Planning Commission Options

The Planning Commission may recommend approval of the attached draft or a revised version to the Township Board. A resolution to recommend approval will be provided for a future meeting.

Attachment

1. ZA #13040 draft amendment

**Zoning Amendment #13040
(Planning Commission)**

Adult Day Care

Section 86-2. Definitions.

ADULT DAY CARE CENTER MEANS A NON RESIDENTIAL FACILITY, WHICH PROVIDES SUPERVISED AND GROUP CARE FOR ADULT PERSONS, EIGHTEEN (18) YEARS OF AGE OR OLDER, WHO ARE AGED, MENTALLY ILL, DEVELOPMENTALLY DISABLED, OR PHYSICALLY HANDICAPPED THAT REQUIRE SUPERVISION ON AN ONGOING BASIS. THE HOURS OF OPERATION SHALL BE LESS THAN TWENTY-FOUR (24) HOURS PER DAY. AN ADULT DAY CARE CENTER DOES NOT INCLUDE ALCOHOL OR SUBSTANCE ABUSE REHABILITATION CENTERS, OR RESIDENTIAL CENTERS FOR PERSONS RELEASED FROM OR ASSIGNED TO A CORRECTIONAL FACILITY. ADULT DAY CARE CENTERS ARE NOT LICENSED; HOWEVER THOSE RECEIVING FUNDS THROUGH AN AREA AGENCY ON AGING MUST COMPLY WITH ADULT DAY CARE STANDARDS PROMULGATED BY THE MICHIGAN OFFICE OF SERVICES TO THE AGING.

ADULT FAMILY DAY CARE HOME MEANS A DAY CARE PROGRAM OPERATED IN A SINGLE FAMILY DWELLING WHERE THE OWNER RESIDES AND PROVIDES SUPERVISED CARE FOR UP TO SIX (6) ADULT PERSONS EIGHTEEN (18) YEARS OF AGE OR OLDER WHO ARE AGED, MENTALLY ILL, DEVELOPMENTALLY DISABLED, OR PHYSICALLY HANDICAPPED THAT REQUIRE SUPERVISION ON AN ONGOING BASIS. THE HOURS OF OPERATION SHALL BE LESS TWENTY-FOUR (24) HOURS PER DAY. AN ADULT GROUP DAY CARE HOME DOES NOT INCLUDE ALCOHOL OR SUBSTANCE ABUSE REHABILITATION CENTERS, RESIDENTIAL CENTERS FOR PERSONS RELEASED FROM OR ASSIGNED TO A CORRECTIONAL FACILITY. ADULT GROUP DAY CARE HOMES ARE NOT LICENSED HOWEVER THOSE RECEIVING FUNDS THROUGH AN AREA AGENCY ON AGING MUST COMPLY WITH ADULT DAY CARE STANDARDS PROMULGATED BY THE MICHIGAN OFFICE OF SERVICES TO THE AGING.

ADULT GROUP DAY CARE HOME MEANS A DAY CARE PROGRAM OPERATED IN A SINGLE FAMILY DWELLING WHERE THE OWNER RESIDES AND PROVIDES SUPERVISED GROUP CARE FOR MORE THAN SIX (6) BUT NOT MORE THAN TWELVE (12) PERSONS EIGHTEEN (18) YEARS OF AGE OR OLDER WHO ARE AGED, MENTALLY ILL, DEVELOPMENTALLY DISABLED, OR PHYSICALLY HANDICAPPED THAT REQUIRE SUPERVISION ON AN ONGOING BASIS. THE HOURS OF OPERATION SHALL BE LESS TWENTY-FOUR (24) HOURS PER DAY. AN ADULT GROUP DAY CARE HOME DOES NOT INCLUDE ALCOHOL OR SUBSTANCE ABUSE REHABILITATION CENTERS, RESIDENTIAL CENTERS FOR PERSONS RELEASED FROM OR ASSIGNED TO A CORRECTIONAL FACILITY. ADULT GROUP DAY CARE HOMES ARE NOT LICENSED HOWEVER THOSE RECEIVING FUNDS THROUGH AN AREA AGENCY ON AGING MUST COMPLY WITH ADULT DAY CARE STANDARDS PROMULGATED BY THE MICHIGAN OFFICE OF SERVICES TO THE AGING.

Family day CHILD care home means . . .

Group day CHILD care home means . . .

Section 86-368. RR district: One-family rural residential district.

REVISE Section 86-368(b) *Uses permitted by right*

- (15) Foster family homes AND Foster family group homes ~~and family day care homes.~~
- (17) FAMILY CHILD CARE HOMES
- (18) ADULT FAMILY DAY CARE HOMES

Section 86-403. C-1 commercial district.

REVISE Section 86-403(d) *Permitted conditional uses*

- (1) Child and Adult Day Care centers, provided
 - a. Such uses shall be licensed by the ~~state department of industry and consumer services~~ STATE OF MICHIGAN.
 - b. Such uses shall maintain an on-site screened and fenced, outdoor play area equal to a size required by the state. Play areas shall be separated from streets, access drives, and parking areas with a landscaped buffer at least 20 feet in width.
 - c. Twenty percent, but no less than two, of all required parking spaces shall be clearly marked for drop-off and pickup and shall be located as close as possible to the front entrance to minimize the necessity for students to cross a parking lot or driveway.
- (2) ADULT DAY CARE CENTERS. ADULT DAY CARE CENTERS PROVIDED STRUCTURES AND SITES ARE INSPECTED BY THE TOWNSHIP FOR ADA COMPLIANCE AND FIRE SAFETY BEFORE OCCUPANCY.

RENUMBER old (2) and (3)

Section 86-404. C-2 commercial district.

REVISE Section 86-404 (d) *Permitted conditional uses:*

- (1) NO CHANGE
- (2) Child and ~~adult day care~~ centers. In addition to compliance with subsection 86-403(d)(1), in this district the property line of a child care facility shall be set back 100 feet from incompatible uses, including BUT NOT LIMITED TO gas stations, bars, taverns, and lounges.
- (3) ADULT DAY CARE CENTERS. ADULT DAY CARE CENTERS PROVIDED STRUCTURES AND SITES ARE INSPECTED BY THE TOWNSHIP FOR ADA COMPLIANCE AND FIRE SAFETY BEFORE OCCUPANCY.

RENUMBER old (3) and (4)

NO CHANGE needed to C-3 Section 86-405. It refers to 86-404(d)

Section 86-654. Nonresidential structures and uses in residential districts.

REVISE (c)(6): *Other*

ADULT GROUP DAY CARE HOMES

Group day CHILD care homes

Offices used exclusively by philanthropic, eleemosynary, religious, fraternal, or educational institutions which are accessory to any of the enumerated uses of subsection (c) of this section.

REVISE (f) (1) to read:

For all uses that may be permitted, except clinics, public utility transformer stations and substations, telephone exchange buildings, gas-regulator stations, ADULT GROUP DAY CARE HOMES, group day CHILD care homes, and housing for religious personnel attached to a church or school function.

Revise (f) (2) to read:

For clinics, ADULT GROUP DAY CARE HOMES, group day CHILD care homes, and housing for religious personnel.

Section 86-755. Schedule of requirements for parking space.

REVISE:

Child CARE CENTERS and adult day care centers

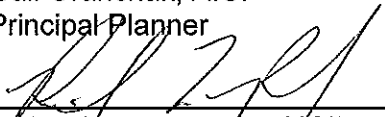
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CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner


Richard F. Brown, Jr., AICP
Associate Planner

DATE: August 8, 2013

RE: Special Use Permit #13091 (Ingham County), a request to impact the 100-year floodplain as part of the Cornell Road improvement project

The Planning Commission opened its public hearing on Special Use Permit #13091 at its July 22, 2013, meeting. Since the Township Board would not be deciding the extent of the project until July 23, 2013, it kept the hearing open until its August 12, 2013, meeting.

The Ingham County Department of Transportation and Roads is requesting a special use permit to impact the 100-year floodplain at two locations along Cornell Road – the crossing of the Jeffries and Foster Drains. The Township Board selected Option #2 on July 23, 2013, which involves grinding up existing pavement; resurfacing the road; narrowing the travel lanes to 10 feet; culvert improvements; limited tree removal; and cutting the hill near Tihart Road. Floodplain impacts associated with this project, which have not changed since selection of Option #2, include:

DRAIN	NET FILL	AREAS IMPACTED
Jeffries	39 cubic yards	Floodway fringe
Foster	42 cubic yards	Floodway and floodway fringe

The impacts at the Jeffries Drain crossing are associated with the removal of the existing 38 foot long culvert and the construction of a new 60 foot long culvert. The fill and culvert replacement is intended to provide cover over the culvert itself and improve the safety of the roadway clear zone.

Fill at the Foster Drain crossing is intended to replace the material that has been lost due to erosion, to reestablish stable side slopes, and to provide additional cover over the existing crossing.

Staff Analysis

The standards for review of the project are contained in Section 86-436 and Section 86-126 of the Code of Ordinances. Guidance for review of applications for work in the floodway may be found in Sections 86-436(g) through (i) while standards for work in the floodway fringe may be

SUP #13091 (Ingham County)
Planning Commission (8/8/13)
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found in Sections 86-436(j) through (m). Issues to consider when evaluating a request to work in the floodway and floodway fringe include determining the project will not be adverse to the public health, safety, and welfare; will not impose a substantial financial burden on the Township; will not affect the capacity of the stream or floodway; will have low potential for flood damage; and is designed to offer minimum obstruction to floodwaters.

The applicant has not formally submitted a plan showing a compensating cut for the 81 net yards of fill associated with the project, though the Director of Public Works & Engineering, who is also the Township's Floodplain Manager, has determined that a compensating cut can be successfully provided in the vicinity of the proposed roadwork. The Township Code requires a minimum 1.00 to 1.00 cut to fill ratio and a condition to that effect has been incorporated into the attached resolution to approve.

A permit application for work in the 100-year floodplain was filed with the Michigan Department of Environmental Quality (MDEQ) on July 29, 2013.

Special Use Permit #13091 is being reviewed concurrently with Wetland Use Permit #13-01 for impacts to wetlands adjacent to the project area.

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the hearing so that the project may be completed during the 2013 construction season. Special Use Permit #13091 was re-advertised for a possible decision the same night as the continued public hearing. Before acting on the applicant's request the same night as the public hearing, the Planning Commission must first suspend Bylaw 6.4a. The following motion is provided to suspend Bylaw 6.4a:

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #13091 the same night as the continued public hearing.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #13091. A resolution to approve Special Use Permit #13091 has been provided for consideration.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #13091
(Ingham County)
Cornell Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of August 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Ingham County Department of Transportation and Roads requested a special use permit (Special Use Permit #13091) to work and provide a compensating cut in the 100-year floodplain associated with improvements to Cornell Road at the Jeffries and Foster Drains; and

WHEREAS, Section 86-436 of the Code of Ordinances, the Conservancy District, allows the construction of a road in the floodway, subject to a special use permit; and

WHEREAS, Section 86-436 of the Township Code of Ordinances requires a special use permit for the proposed activities impacting the 100 year floodplain; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13091 at its meeting on July 22, 2013 and August 12, 2013, and has reviewed the staff material forwarded under cover memorandums dated July 18, 2013 and August 8, 2013; and

WHEREAS, the proposed road improvements in the floodplain are consistent with the requirements and standards outlined in Section 86-436, the Conservancy District for the granting of a special use permit because it will not cause an increase in the flood level; and

WHEREAS, the proposed improvements within the Cornell Road right-of-way will not be adverse or damaging to the public health, safety, or welfare because the project will allow a freer flow of water in the drains; and

WHEREAS, the proposed road improvements in the floodplain are consistent with Section 86-126 of the Code of Ordinances, the general standards for the granting of a special use permit by being harmonious with the general character of the vicinity, by not adversely affecting or being hazardous to neighboring uses, nor by having an adverse impact on the natural resources of the Township; and

WHEREAS, the Director of Public Works and Engineering approved the project, contingent on any permits or conditions required by the Township.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13091 subject to the following conditions:

**Resolution to Approve
SUP #13091 (Ingham County)
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1. Approval is subject to the plans prepared by Bergmann Associates, Inc. submitted to the Township on July 9, 2013, and the related materials submitted as part of Special Use Permit #13091, subject to revisions as required.
2. The applicant shall obtain any applicable permits, licenses, and approvals from the Michigan Department of Environmental Quality, Ingham County Drain Commissioners' office, 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 & Development.
3. Prior to any work taking place related to the project, the applicant shall submit a plan depicting the location and extent of the required minimum 81 cubic yards of compensating cut for review and approval by the Director of Community Planning & Development.
4. In no case shall the impoundment capacity of the floodplain be reduced.
5. Fill placed in the floodplain as part of the project shall be protected against erosion.
6. The applicant shall properly dispose of all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.
7. The disposed materials at the off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning & Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of August, 2013.

Patricia Jackson, Chair
Meridian Township Planning Commission



August 8, 2013
Project No. G110660

Mr. Rick Brown
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Use Permit Review (Revised)
Wetland Use Permit #13-01 Application
Ingham County Department of Transportation and Roads
Cornell Road Reconstruction

Dear Mr. Brown:

The Ingham County Department of Transportation and Roads (ICDTR) proposes to reconstruct Cornell Road between Grand River Avenue and Orlando Drive. Reconstruction will result in wetland and floodplain impacts at culverts associated with the Foster and Jeffries Drains. The existing 38-foot long Jeffries Drain culvert will be replaced with a 60-foot culvert.

At the request of the Charter Township of Meridian (Township), FTCH reviewed the ICDTR's Wetland Use Permit (WUP) request. FTCH staff is familiar with the project area, since it completed a wetland delineation of this area on August 23 and 25, 2011. We assume the project design and anticipated wetland impacts are based upon the 2011 delineated wetland boundaries, since the submitted design drawings appear consistent with them.

Our WUP review is based upon ICDTR's July 8, 2013, Michigan Department of Environmental Quality Joint Permit Application, its Township Special Use Permit Application, submitted construction plans, and email correspondence between Mr. Rick Brown, Township Associate Planner; Mr. Ray Severy, Township Director of Public Works & Engineering (PWE); and Mr. William Conklin of ICDTR. Specifically, a July 25, 2013 email from Mr. Severy to Mr. Brown provided updated project details regarding the scope and wetland impact of the proposed project.

This report provides a brief description of the resources that would be impacted by the proposed work, evaluates WUP Application #13-01 according to review standards in the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian), and makes recommendations to the Township regarding issuance or denial of the WUP.

Overview of Proposed Wetland Impacts

The proposed road reconstruction traverses the entire length of Section 14, the northern 4/5 of Section 23, and approximately the southern 375 feet of Section 11 of the Charter Township of Meridian, T4N, R1W, Ingham County, Michigan. The Applicant proposed to replace the roadway, with all work completed within the existing roadway and shoulders. The roadway will not be widened and all work will be completed within the road right-of-way. Therefore, there will be no impacts to wetlands or natural features on Township Land Preservation parcels. The only anticipated wetland impacts are at the locations of the two culverts that will be replaced or maintained.

Wetland fill is proposed as a result of drain maintenance at Foster Drain and drain construction at Jeffries Drain. The wetland fill impacts at these two locations will be 650 square feet and 1,140 square feet, respectively.



Review of WUP Application

The review standards used to evaluate WUP applications are found in Section 22-157 of Article IV (Wetland Protection) of Chapter 22 of the Township's Code of Ordinances. WUPs are not to be issued unless the proposed activity is found to be in the public interest, the permit is necessary to realize the benefits from the activity, and the proposed activity is otherwise lawful in all respects. Section 22-157(2) lists eleven general criteria to be considered when evaluating whether or not a proposed activity is in the public interest. An evaluation of the proposed activity, according to each of the eleven criteria, is as follows:

Section 22-157(2)(a) *The relative extent of the public and private need for the proposed activity.*

- FTCH has received no information regarding the extent of the public and private need for drain and culvert improvement at the proposed locations.

Section 22-157(2)(b) *The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.*

- Wetland impacts were minimized by restricting all road reconstruction to the existing road footprint. Road widening was initially proposed, in order to establish a paved shoulder for non-motorized traffic. This option was eliminated to avoid wetland impacts and due to its greater cost.
- The floodplain fill proposed at the Foster Drain crossing will replace soil that has been lost due to erosion and will reestablish stable side slopes. The No Action alternative may lead to continued loss of bank stability at this location. A 1:3 side slope is proposed to minimize the volume of fill while achieving a stable slope.
- Extending the length of the Foster Drain from 38 feet to 60 feet improves the safety of the roadway clear zone at the culvert. Maintaining 1:3 side slopes at this location minimizes the impact to adjacent wetlands while enabling establishment of a stable slope.

Section 22-157(2)(c) *The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the wetlands provide.*

- Cornell Road is a well-used artery connecting two major thoroughfares in the Township: Grand River Avenue and Haslett Road. Improving the condition and safety of this road has significant value to the residents and businesses in the Township.
- Wetland impacts will occur at the two drain crossings. The project results in permanent filling and loss of 1,790 square feet acre (0.04 acre) of regulated wetland. These impacted wetlands, while limited in size, provide natural functions including storm water treatment and storage, and wildlife habitat. ICDTR and Township PWE are proposing mitigation of these wetlands through utilization of the Township's wetland bank at the Rysberg Preserve.

Section 22-157(2)(d) *The probable impact of each proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.*

- FTCH is not aware of other existing and anticipated activities in the watershed that would contribute to the cumulative effect of the proposed activities, with regard to wetland impact.

Section 22-157(2)(e) *The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or safety, or fish or wildlife.*

- FTCH has no direct information pertaining to historic and cultural value at the project site.
- The proposed road reconstruction and drain improvements are not likely to significantly impact (positively or negatively) the scenic value of the site.



- The proposed culvert replacement is likely to improve public health and safety by improving the roadway clear zone at the Foster Drain.
- No impacts on fish are apparent. Wetland fill will result in permanent loss of 0.04 acre of wildlife habitat.

Section 22-157(2)(f) *Economic value, both public and private, of the proposed land change to the general township area.*

- The question of economic value associated with the proposed activity is beyond the scope of the issues FTCH was retained to address. Accordingly, FTCH offers no opinion, recommendations, or advice with respect to this criterion.

Section 22-157(2)(g) *The size and quality of the wetland being considered.*

- Cornell Road traverses through an area rich with wetlands. The Jeffries Drain is associated with Township Wetland Number 14-1 to the west of Cornell Road, a 99.40 acre emergent and open water wetland; and Township Wetland 14-3B to the east of Cornell road, a 4.36 acre emergent and scrub shrub wetland. The Foster Drain is associated with Township Wetland Number 23-2A to the west of Cornell Road, a 41.78 acre emergent wetland; and Township Wetland 23-2C to the east of Cornell road, a 19.97 acre emergent and scrub shrub wetland.

Section 22-157(2)(h) *The findings of necessity for the proposed activity which have been made by other agencies.*

- FTCH is not aware of any findings of necessity for the proposed activity which have been made by other agencies.

Section 22-157(2)(i) *Amount of wetland remaining in the general area and proximity to a waterway.*

- According to the Township wetland maps for Sections 14 and 23, significant amounts of wetlands are present in the vicinity of the project location, as described above in Section 22-157(2)(g).
- The project affects the Foster and Jeffries Drains. Approximately 42 cubic yards of floodplain fill will be placed near the Foster Drain crossing to replace material lost to erosion, reestablish stable side slopes, and provide additional cover over the existing crossing. It is anticipated that 650 square feet of wetland will be impacted by these improvements. The culvert at the Jeffries Drain crossing will be removed and replaced, and side slopes will be modified. A total 1,140 square feet of wetland impact is anticipated as part of these activities.

Section 22-157(2)(j) *Proximity to any waterbody.*

- The Jeffries Drain discharges into Mud Lake (also known as Wildlife Lake), located approximately 0.26 mile west of Cornell Road.

Section 22-157(2)(k) *Extent to which upland soil erosion adjacent to the protected wetland is controlled.*

- FTCH verified, during its 2011 wetland investigation, that Cornell Road embankments adjacent to the delineated wetlands were well vegetated and stable. Some erosion and deposition was observed in the Foster Drain floodplain. Proposed activities include reconstruction of the roadbed and creation of 1:3 side slopes. These activities place adjacent wetlands at risk of soil deposition. Removal and replacement of the Jeffries Drain culvert will also disturb soils and create opportunities for soil erosion and deposition into the adjacent wetland.
- ICDTR proposes to utilize sandbags (or a suitable replacement) to isolate the culvert work zone from surrounding features and to temporarily divert the drain. Geotextile silt fence will be utilized to limit sediment transport during drain construction.



- None of the information reviewed by FTCH indicated that ICDTR will prepare a soil erosion and sedimentation control (SESC) plan that addresses construction activities. Reviewed design drawings and project documentation did not indicate that silt fence, other than for drain construction, would be installed at the slope stake line to prevent soil deposition into adjacent wetlands.

Recommendations

FTCH concurs the proposed road reconstruction project is in the public interest, and the WUP permit is necessary to realize certain public benefits. The project will result in a net loss of 0.04 acre of regulated wetland. The project also places extensive wetland areas at risk of soil erosion and deposition during site construction. Therefore, FTCH recommends the following WUP conditions be included should a WUP be issued, as proposed:

- Provide 0.06 acre of mitigation wetland to compensate for the 0.04 acre wetland loss resulting from the proposed project. Mitigation may be obtained from the Township's Rysberg mitigation bank. If mitigation is not obtained from the bank, the applicant must provide a mitigation and maintenance plan for review and approval.
- Submit a SESC plan to the Township for its review and approval. The plan must protect contiguous wetlands from soil deposition during construction activities.
- Implement appropriate SESC measures during construction to ensure there are no impacts to contiguous wetlands as a result of soil erosion.
- Periodically inspect the site the first year after construction to identify and correct side slope erosion issues adjacent to wetlands.

We appreciate the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616-464-3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, reading "Elise Hansen Tripp". The signature is written in a cursive style.

Elise Hansen Tripp

pmb
By email

**CHARTER TOWNSHIP OF MERIDIAN
MEMORANDUM**

TO: Planning Commission

FROM: *Gail Oranchak*
Gail Oranchak, AICP
Principal Planner

R. F. Brown, Jr.
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: August 8, 2013

RE: Wetland Use Permit #13-01 (Ingham County), request to work in regulated wetlands associated with improvements to Cornell Road

The Planning Commission opened its public hearing on Special Use Permit #13091 at its July 22, 2013, meeting. Since the Township Board would not be deciding the extent of the project until July 23, 2013, it kept the hearing open until its August 12, 2013, meeting.

The Ingham County Department of Transportation and Roads is requesting a wetland use permit to impact regulated wetlands at two locations along Cornell Road where road improvements are being made to drain crossings. The Township Board's action on July 23, 2013, was to select Option #2, which includes significantly less impacts to regulated wetlands and which was summarized in the Planning Commission's July 18, 2013, staff memorandum. Option #2 has the following proposed impacts to regulated wetlands at the locations of the two drain culverts:

DRAIN CROSSING	EXTENT OF WETLAND IMPACTS
Jeffries	1,140 square feet
Foster	650 square feet
TOTAL	1,790 square feet (or 0.041 acre)

The applicant intends to provide 0.062 acre (or approximately 2,700 square feet) of mitigation area (a 1.51 to 1.00 ratio) at the Township-owned mitigation banking area located west of Okemos Road in Section 16. This ratio is consistent with the amount of mitigation recommended by the Township's Environmental Consultant (see below).

Wetland Use Permit #13-01 is being reviewed concurrent with Special Use Permit #13091.

Staff Analysis

The Township's Environmental Consultant found the option chosen by the Township Board (Option #2) is in the public interest, necessary to realize certain public benefits such as insuring public health and safety by improving the roadway clear zone at the Foster Drain, and recommended approval subject to the following conditions:

1. Provide 0.06 acre of mitigation wetland to compensate for the 0.04 acre of wetland loss resulting from the proposed project. Mitigation may be obtained from the

Township's Rysberg mitigation bank. If mitigation is not obtained from the bank, the applicant must provide a mitigation plan for review and approval.

2. Submit a soil erosion and sedimentation control plan to the Township for its review and approval. The plan must protect contiguous wetlands from soil deposition during construction activities.
3. Implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no impacts to contiguous wetlands as a result of soil erosion.
4. Periodically inspect the site the first year after construction to identify and correct side slope erosion issues adjacent to wetlands.

Planning Commission Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Planning Commission has the option to approve, approve with conditions, or deny Wetland Use Permit #13-01. Based on the original submittal date and the 90 day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is October 7, 2013. A resolution to approve Wetland Use Permit #13-01 has been provided for consideration.

Attachments

1. Resolution to approve

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RESOLUTION TO APPROVE

**Wetland Use Permit #13-01
Ingham County
Cornell Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of August 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Ingham County Department of Transportation and Roads requested a wetland use permit (Wetland Use Permit #13-01) for work in regulated wetlands associated with improvements to Cornell Road at the Jeffries and Foster Drains; and

WHEREAS, Section 22-151 of the Township Wetland Protection Ordinance requires a wetland use permit for the proposed activities impacting regulated wetlands; and

WHEREAS, the Planning Commission held a public hearing on Wetland Use Permit #13-01 at its meeting on July 22, 2013 and continued it on August 12, 2013, and has reviewed the staff material forwarded under cover memorandums dated July 18, 2013 and August 8, 2013; and

WHEREAS, the design option selected by the Township Board reduced the project's scope from the original proposal and the Director of Public Works & Engineering has provided information indicating that wetland mitigation will be provided at a Township-owned property in Section 16; and

WHEREAS, in its advisory capacity, the Environmental Commission reviewed the project prior to the Township Board's selection of the final design option and cited the lack of a mitigation plan or soil erosion plan in its recommendation to deny the permit; and

WHEREAS, the Township's Environmental Consultant, in two separate reports dated July 17, 2013, and August 7, 2013, recommended issuance of Wetland Use Permit #13-01 with conditions; and

WHEREAS, the proposed Cornell Road construction project is in the public interest and the wetland use permit is necessary to realize certain public benefits; and

WHEREAS, wetland impacts were reduced by maintaining a 1:3 side slope at the Foster Drain; and

WHEREAS, wetland impacts were substantially reduced from 0.65 acre to 0.041 acre by the Township Board's selection of Option #2 for the Cornell Road improvements; and

**Resolution to Approve
WUP #13-01 (Ingham County)
Page 2**

WHEREAS, the applicant is proposing a minimum 1.50 to 1.00 wetland mitigation at the Township's mitigation bank location off Okemos Road or, if necessary, at another suitable site approved by the Township.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #13-01 with the following conditions:

1. Approval is subject to the plans prepared by Bergmann Associates, Inc. submitted to the Township on July 9, 2013, and the related materials submitted as part of Wetland Use Permit #13-01, subject to revisions as required by the Township Board's decision to implement Option #2 and by this permit.
2. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioners office, and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
3. Wetland Use Permit #13-01 shall be subject to the applicant receiving approval of Special Use Permit #13091 for work in the 100-year floodplain related to the project.
4. Prior to any work taking place, a soil erosion and sedimentation control plan and a wetland mitigation monitoring plan shall be submitted to the Director of Community Planning & Development for review and approval.
5. No work shall be permitted within regulated wetlands beyond the work proposed at the Jeffries and Foster Drains.
6. Erosion control measures shall be installed to ensure soil resulting from construction activities does not enter existing wetlands.
7. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
8. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
9. Spoils shall be hauled and disposed of at an offsite location acceptable to the Director of Community Planning & Development.
10. Wetlands impacted at the Jeffries and Foster Drains shall be compensated for at a minimum ratio of 1.5 to 1 on the Township's Land Preservation mitigation site.
11. The applicant shall periodically inspect the subject sites during the first year after construction to identify and correct side slope erosion issues adjacent to wetlands.
12. Mitigation shall be provided at the Township's Wetland Mitigation Bank location off

**Resolution to Approve
WUP #13-01 (Ingham County)
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Okemos Road. If not, the applicant shall submit a wetland mitigation plan for review and approval by the Director of Community Planning & Development.

- 13. The wetland mitigation shall be monitored as part of the required annual report for the mitigation area with a written status report and photographic documentation provided to the Department of Community Planning & Development.
- 14. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and the posting shall remain in place throughout the duration of site work.
- 15. Upon completion of construction, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of August 2013.

Patricia Jackson, Chair
Meridian Township Planning Commission