

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

May 13, 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. April 8, 2013 Regular Meeting
 - B. April 8, 2013 Work Session Meeting
4. Public remarks
5. Communications
 - A. Charter Township of Lansing RE: Intent to Plan
6. 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 #13-88231 (St. Martha Church), request to amend SUP #88231 to expand the use as a religious institution in a residential district and increase building size
 - C. *Special Use Permit #13051 (Meridian Township), request to work in the 100-year floodplain east of the intersection of Lake Lansing Road and Shaw Street
7. Unfinished Business
8. Other Business
 - A. 2005 Master Plan Goals and Objectives: Add Redevelopment Ready Objective and Strategy
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

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

Planning Commission Agenda

May 13, 2013

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10. New Applications
 - A. Planned Unit Development #13-05044-2 (Champion Woods), request for a minor amendment to revise boundary line between 40 and 41.
11. Site Plans received
 - A. Site Plan Review #13-94-02 (Studio Intrigue), 1500 square foot addition to the former Boston Market building for a new user (Redi-Care), 1881 Grand River
 - B. Site Plan Review #13-95-03 (EXP US Services), addition to the Speedway gas station building, 1659 Grand River
12. Site Plans approved
 - A. Site Plan Review #13-09-08 (Wolverine Building Group), addition to the Lodges of East Lansing I maintenance garage , 2700 Hannah Blvd.
 - B. Site Plan Review #13-01 (HTA Companies, Inc.), landscape renovations at 2900 Place apartment, 2900 Grand River Avenue
13. Public Remarks
14. Adjournment

Post Script: Lynn Hildebrandt

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
May 20, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

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 #13-88231 (St. Martha Church), request to amend SUP #88231 to expand the use as a religious institution in a residential district and increase building size

 - C. Commission Review #12053 (Planning Commission), amendments to the 2005 Master Plan in support of an urban services district

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
April 8, 2013**

DRAFT

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

PRESENT: Commissioners Deits (7:07 P.M.), Hildebrandt, Honicky, Ianni, Jackson, Salehi, Scott-Craig
ABSENT: Commissioners Cordill, Norkin
STAFF: 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 Hildebrandt.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Honicky offered the following amendment:

- Amend Page 2 after Mr. Nunn's comment under Planning Commission discussion by inserting a sentence which stated "Commissioner Honicky expressed support of the bridge linking JoPass and the Interurban Pathway for safety reasons."

Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 6-0.

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of March 25, 2013 as amended. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Jackson opened and closed the floor for public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business (None)

8. Other Business

A. Mixed Use Planned Unit Development Concept Plan Review: 2099 Hamilton Road and 2095 Hamilton Road

Principal Planner Oranchak introduced the mixed use planned unit development (MUPUD) concept plan as outlined in staff memorandum dated April 4, 2013.

Ken Jones, Studio Intrigue Architects, 1114 S. Washington Street, Suite 100, Lansing offered a slide presentation on the MUPUD concept plan.

Pete Campbell, 616 Wildwood, East Lansing, offered information on the types of potential tenants for the commercial portion of the project.

Planning Commission, applicant's representative and applicant discussion:

- Request for a rendering of the river side (back) of the development
- River side of the development would be four (4) levels as there is one (1) level below the parking lot level in the front
- Height of the building is 35 feet from grade
- Location of loft in the third-floor plan is in the gable (roof) space and is depicted as an open room that has a tall ceiling and a balcony with a railing
- Loft does not have any windows and overlooks the main living area of the unit below
- On the third-floor plan, units #6 through #10 have interior balconies which overlook a two-story living room below
- On the third-floor plan, units #11 and #12 have an open loft area consisting of balconies with a railing
- Edge of the property relative to the roundabout
- Concern with placement of the commercial portion on the east end of the property as the parcel immediately to the east is residential
- Preference to place the commercial portion on the west end of the property
- Applicant's decision for placement of the commercial portion was chosen because access to the sight off the roundabout heads straight in to the commercial area
- Prospects regarding commercial tenant; i.e., interior designer, one person law office
- Request for percentage of permeable space on the site
- Significant permeable space behind the building on the river side of the parcel prior to reaching the floodplain area
- Request for the parking lot in front of the structure to be broken up in an aesthetically pleasing landscape design and reduce the sight line from the street into the parking lot
- Plans for a berm with a decorative screen wall and landscaping along Hamilton Road
- Healthy trees outside of the building footprint on the property's side of the river will remain
- Applicant completed a traffic study for the Ingham County Department of Transportation and Roads (ICDTR) a few years ago
- Previous ICDTR comment that "loading" vehicles into the traffic circle was a good location given the small number of units and commensurate trips generated
- Roundabout was in existence at the time of the traffic study
- Request for any written comments generated by the ICDTR regarding having the driveway exit into the traffic circle
- Commercial tenant would be a low traffic tenant
- Type of screening needed to be placed on the eastern edge to buffer adjacent residential
- Awkwardness of the turn into the project from the roundabout
- Applicant's response to address erosion caused by the Red Cedar River
- Other side of the Red Cedar River is significantly lower and the park area across the river to the south would flood first before the river climbs the embankment
- Suggestion for the applicant to discuss strategy for spring flooding with an engineer
- Preference for property runoff discharged into the groundwater on the north side of the parcel
- Preference for parking runoff to be deposited as far away from the river as possible
- Maximum density is 14 units per acre; if the applicant is "over" they will need to ask for a density bonus
- Feasibility of connecting the proposed parking lot with the adjacent commercial property to the west for access to Moore Street as an option to limit some of the traffic issues associated with the roundabout
- Hamilton Park Office Building (building to the west) has new owners
- Distance from the southeast corner of the building to the river's waterline is approximately 25 feet

- Type of tenant in the commercial space would be based on uses allowed by right in the C-1 district (e.g., banks, instructional centers for business trades, office of professionals licensed to treat human patients, regular office, personal service establishments, restaurants or other eating establishments, retail food establishments, retail merchandise establishments and health and physical fitness establishments)
- Type of tenant in the commercial space could also be based on conditional uses allowed in the C-1 district (e.g., child care centers, small veterinary clinics) and some types of temporary outdoor uses
- Applicant would make presentation to ICDTR staff regarding egress into the roundabout during the MUPUD process
- Township would prefer a comment from the ICDTR regarding the egress into the roundabout sometime during the application process and prior to the Planning Commission's decision on the proposed design
- Applicant has proposed 30 parking spaces
- Residential units are intended to be rented
- Concern with height of the building in the back third of the building as the ground significantly slopes
- Trees along the east side of the building depicted in the diagram are illustrative at this point of time
- Trees exist near the property line for the homeowner to the east
- Proposed building is an entirely new design
- No specific commercial/residential requirement in a MUPUD
- Possible plans for river access in the proposed development
- Existing sidewalk is on the north side of the property line

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports (None)

10. New applications (None)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

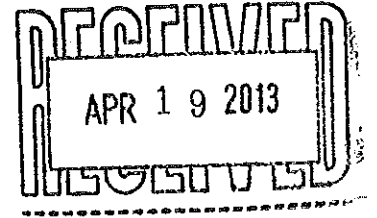
Chair Jackson adjourned the regular meeting at 7:45 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

CHARTER TOWNSHIP OF LANSING

3209 W. MICHIGAN AVENUE
LANSING, MICHIGAN 48917



Planning Commission
Meridan Township
5151 Marsh Rd.
Okemos, MI 48864-1198

April 15, 2013

Dear Regional Partner,

You have received this letter in accordance with and in partial fulfillment of the requirements of Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act as amended. You are hereby notified that the Charter Township of Lansing is initiating review and amendment of its Master Plan. The updated Master Plan will include, among other things, updated demographic information and analysis; more extensive discussion of transportation systems, especially facilities for walking and bicycling; a parks and recreation component; and several area subplans.

We will provide progress reports periodically throughout this process and you should expect to receive further communications over the next months. At the end of this process we will make a draft of the amended Master Plan available for your review. Unless otherwise requested, this document will only be available electronically. Please request a hard copy if that is your preference.

We welcome your participation in this process and look forward to your comments and insight. Please direct any correspondence to me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Matt Brinkley".

Matt Brinkley, AICP
Senior Planner
Charter Township of Lansing
3209 W. Michigan Avenue
Lansing, Michigan 48917
517-999-0307
mbrinkley@lansingtownship.org

Supervisor/Assessor
485-2272

Clerk/Planning & Zoning
485-4063

Fire Department
485-5443

Treasurer
485-7115

Building Inspector/Code Compliance
485-3510

Police Department
485-1700

**Special Use Permit #13061
(Caring Hand)
May 9, 2013**

APPLICANT: Caring Hand
2630 Bennett Road
Okemos, MI 48864

STATUS OF APPLICANT: Occupant

REQUEST: SUP to operate an adult day care facility

CURRENT ZONING: RA (Single Family-Medium Density)

LOCATION: 2630 Bennett Road

AREA OF SUBJECT SITE: Approximately 6 acres (4.1 net)

EXISTING LAND USE: Church

**EXISTING LAND USES
IN AREA:** N: Single Family Residences
S: Bennett Road/Sunwind subdivision
E: Church
W: Hulett Road/Bennett Woods Elementary School

CURRENT ZONING IN AREA: N: RA (Single Family-Medium Density)
S: RA (Single Family-Medium Density)
E: RA (Single Family-Medium Density)
W: RR (Rural Residential)

**FUTURE LAND USE
DESIGNATION:** Institutional

FUTURE LAND USE MAP: N: Residential 1.25-3.5 du/a
S: Residential 1.25-3.5 du/a
E: Institutional
W: Institutional

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

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

DATE: May 9, 2013

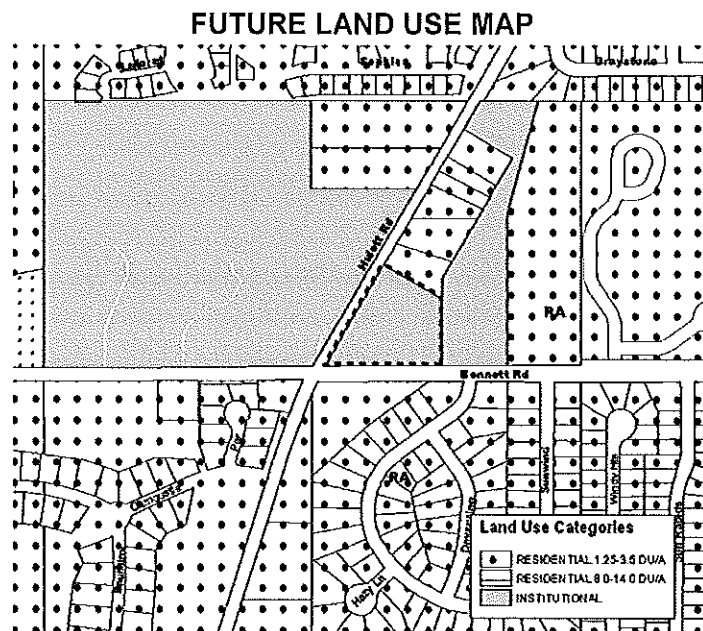
RE: Special Use Permit #13061 (Caring Hand), adult day care center at 2630 Bennett Road

Pastor Phillip R. Moore and Danielle Lofton have requested a special use permit to operate Caring Hand, an adult day care center for at least seven participants in the New Life International Church building addressed as 2630 Bennett Road (northeast corner of Bennett and Hulett Roads). Application materials indicate Caring Hand will be an entity of the New Life International church in line with the church's outreach programs.

Adult day care facilities are not a use listed as permitted in any zoning district thus the use is being reviewed under Section 86-659 Other special uses. Churches are classified in Section 86-654(c)(1) of the zoning ordinance as a non-residential use permitted by special use permit in residential districts. Special Use Permit #94071 was granted by the Planning Commission in 1995 to construct the church and operate a child day care center on the site. A child day care center no longer operates in the church and an active license does not appear on the Michigan Department of Human Services data base of child care centers and homes.

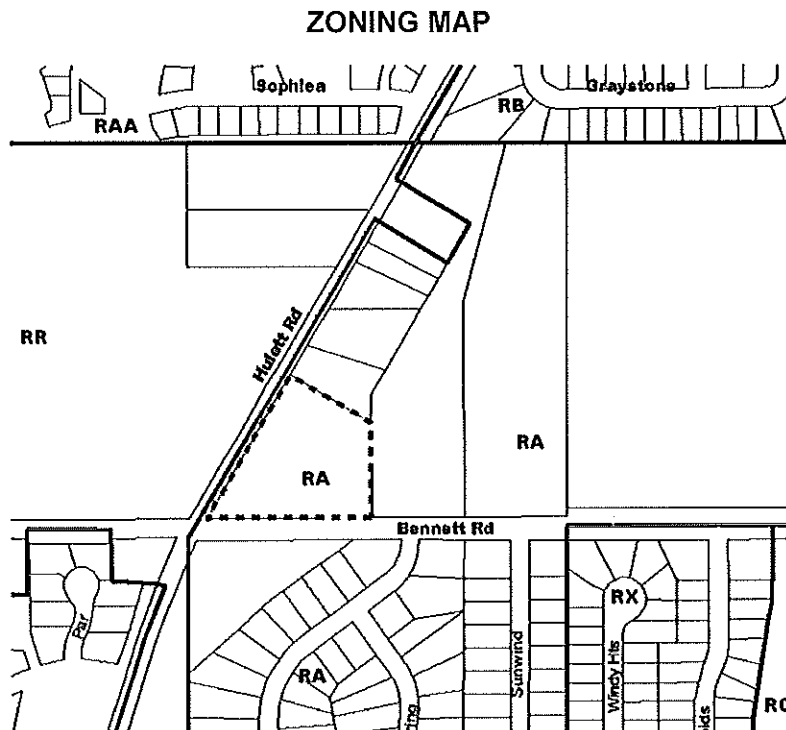
Master Plan

The 2005 Master Plan designates the subject site in the Institutional category.



Zoning

2630 Bennett Road is zoned RA (Single Family-Medium Density) residential. The approximate six acre site (4.1 net acres) meets the minimum two acre site area requirement for a non-residential use in a residential district and lot width along Bennett and Hulett Roads exceeds the minimum 80 feet required by the RA district.



Physical Features

The site consists of an approximate 11,000 square foot church, associated parking lot (83 spaces), landscaped areas and a playground.

Neither floodplain nor wetlands are located on the site according to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) and the Township Wetland Map.

Streets & Traffic

The site has frontage on Bennett Road and Hulett Road. Access to the site is from Bennett Road. The map in Section 82-8.1 of the zoning ordinance shows Bennett Road classified as a Collector street and Hulett Road north of Bennett is a Local street.

Public Utilities

The site is served by public water and sanitary sewer.

Staff Analysis

The applicant has requested a special use permit to operate an adult day care facility for at least seven participants and potentially fluctuating enrollment in the New Life International Church located at 2630 Bennett Road. Since adult day care is not listed as a permitted use in any zoning district, it is being reviewed under Section 86-658 Other special uses. Criteria for review under this section include:

- The use will not seriously injure surrounding properties by depreciating quality and value of such property
- The use will not be generally injurious to the community as a whole
- The use will be held to certain minimum standards of construction and operation as determined by the Planning Commission

Application information indicates Caring Hand will assist with activities of daily living and provide structured daily recreational activities to prevent re-hospitalization and nursing home placement while offering respite services for family care providers. Services will include:

- Meals including a healthy breakfast and a warm noon meal structured around personal nutritional needs
- Daily recreational activities such as quilting, music therapy, current events, arts and crafts, bingo, cooking, aroma therapy and spiritual groups, etc.
- Exercise program structured around the participant's plan of care

Caring Hand will have three full-time employees. It will operate in the church's multi-purpose room Monday through Saturday with hours varying from 8:00 a.m. – 7:00 p.m. on Monday, Tuesday, Thursday and Friday; 8:00 a.m. – 5:30 p.m. on Wednesday; and 9:00 a.m. – 3:00 p.m. on Saturday.

Since the site's original special use permit was granted with the use of a church and day care center for 72 children, the physical aspects of the site (parking, and landscaping) are in place to serve the proposed use.

The State of Michigan does not license adult day care facilities. The State Office of Services to the Aging was contacted and staff learned there are federal and state programs that fund services to the aging population. Care providers/contractors receiving reimbursement for services through these federal and state programs are required to follow certain operational standards and are inspected annually. A copy of the standards for adult day care providers under contract with the state to provide services is attached. Standards are not in place and inspections are not made at adult day care facilities that do not receive reimbursement for service from state and federal program funds.

Staff has requested the applicants submit a more in depth explanation of the services they intend to provide and the operation of the use. No additional information has been received. Staff also requested a floor plan of the facility showing the locations that will be utilized by

SUP #13061 (Caring Hand)
Planning Commission (5/9/13)
Page 4

Caring Hand. A floor plan has been provided but it is of poor quality and it is not clear if it is up-to-date.

The Development Review Committee evaluated the project at a recent meeting. Both Fire Department and Building staff commented more information was needed to determine if the building must be sprinkled to allow the proposed use.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution will be provided for a decision at a future meeting.

Attachments

1. Special Use Permit application and attachments
2. Operational Standards for reimbursed Adult Day Care providers

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant Caring Hand
 Address of Applicant 2630 Bennett RD Okemos MI 48864
 Telephone - Work 517 749 6118 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner **Tenant** Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
Danelle Lofton
Phillip R. Moore

B. Site address / location / parcel number 2630 Bennett RD Okemos MI 48864
 Legal description _____ (please attach if necessary)

Current zoning _____
 Use for which permit is requested / project name Adult Day Care
 Corresponding ordinance number _____

C. Developer (if different than applicant) N/A
 Address _____
 Telephone - Work _____ Home _____ Fax _____

D. Architect, Engineer, Planner or Surveyor responsible for design of project if different from applicant:
 Name N/A
 Address _____
 Telephone - Work _____ Home _____ Fax _____

E. Acreage of all parcels in the project: Gross 5 Net _____

F. Explain the project and development phases:
Already developed

G. Total number of:
 Existing: structures 1 bedrooms 0 offices 1 parking spaces 73 carports 0
 garages 0 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____
 garages _____

H. Square footage: 11000.00 existing buildings _____ proposed buildings _____
 Usable Floor area: 4000.00 existing buildings _____ proposed buildings _____

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: At least 3 full time employees 8 hrs a day x 5 days

J. Existing Recreation: Type Multi purpose Room Acreage 1/4 acre
 Proposed Recreation: Type _____ Acreage _____

Existing Open Space: Type _____ Acreage 1/4 acre
 Proposed Open Space: Type _____ Acreage _____

~~K.~~

If Multiple Housing:

Total acres of property _____

Acres in floodplain _____ Percent of total _____

Acres in wetland (not in floodplain) _____ Percent of total _____

Total dwelling units _____

Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____

Number of duplexes: for Rent _____ Condo _____

Number of townhouses: for Rent _____ Condo _____

Number of garden style apartments: for Rent _____ Condo _____

Number of other dwellings: for Rent _____ Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter. *Yes*
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption. *Yes*
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. *Yes*
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. *Yes it will comply*
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. *Yes*
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project. *Yes*
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. *The project will not*

This project will not impact

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

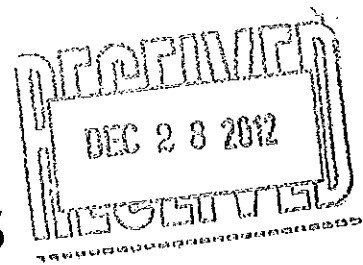
Phillip R Moore Doreen
Signature of Applicant

11-13-12
Date

Phillip R Moore Danelle Lofton
Type/Print Name

Fee: *\$250*

Received by/Date: *[Signature]* *12/3/12*



Caring Hands

Adult Day Care Center
For The Aging

The proposed use of caring Hands adult day care would be to enrich the life of the aging population by providing an adult day care program that will assist in activities of daily living and provide structured daily recreational activities.

Proposed Activities include: Quilting, Music therapy, current events, arts and crafts, Bingo, cooking, Aroma, therapy, wellness-exercises, Spiritual groups, etc.

Proposed services provided would be assisting with meeting their daily needs such as: Proper daily nutrition, observation of daily care needs, providing education on health and wellness to promote good quality of life in a structured environment.

Caring Hands will provide a healthy breakfast and warm noon meal that will be structured around the participant's current nutritional needs. Exercises will be structured around each participant's plan of care. This will allow participants to maintain and function so they are not struggling in their home environment. Caring Hands is designed to work with participants and their families to limit care giver burden and prevent rehospitalization and nursing home placement.

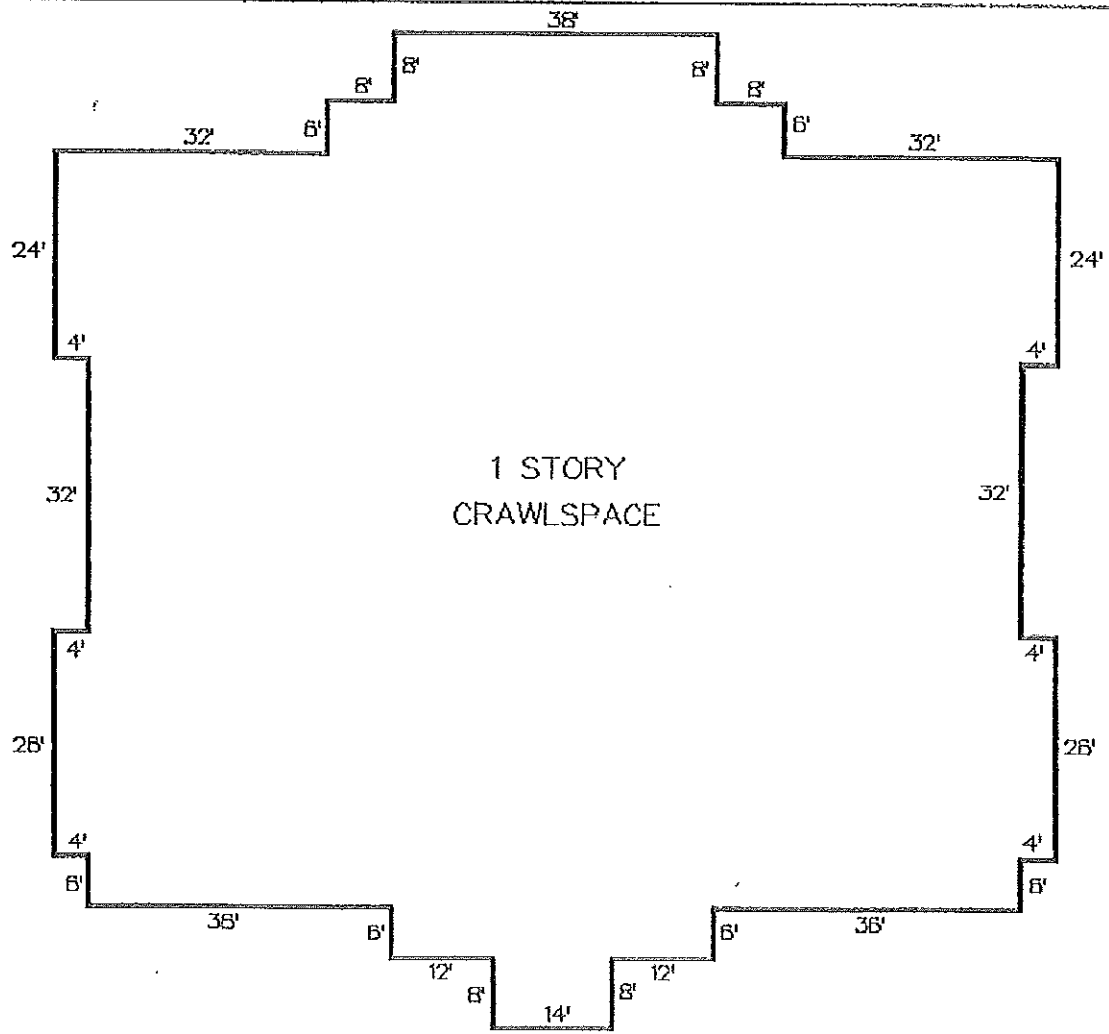
Caring Hands participants will fluctuate with number of participants although the goal of the day care would be to provide a service for at least seven participants.

Caring Hands will be an entity of new life international church and will fall in line with our outreach programs.

Caring Hands hours of operation will be Monday thru Friday: Hours of operation are as follows:
Monday 8am-7pm
Tuesday 8am-7pm
Wednesday 8am-5:30pm
Thursday 8am-7pm
Friday 8am-7pm
Saturday 9am-3pm

2630 Bennett Rd, Okemos MI 48864
Telephone 517-749-6118

I M P R O V E M E N T S S K E T C H



SCALE: 1 Inch = 20.00 feet

A R E A C A L C U L A T I O N S

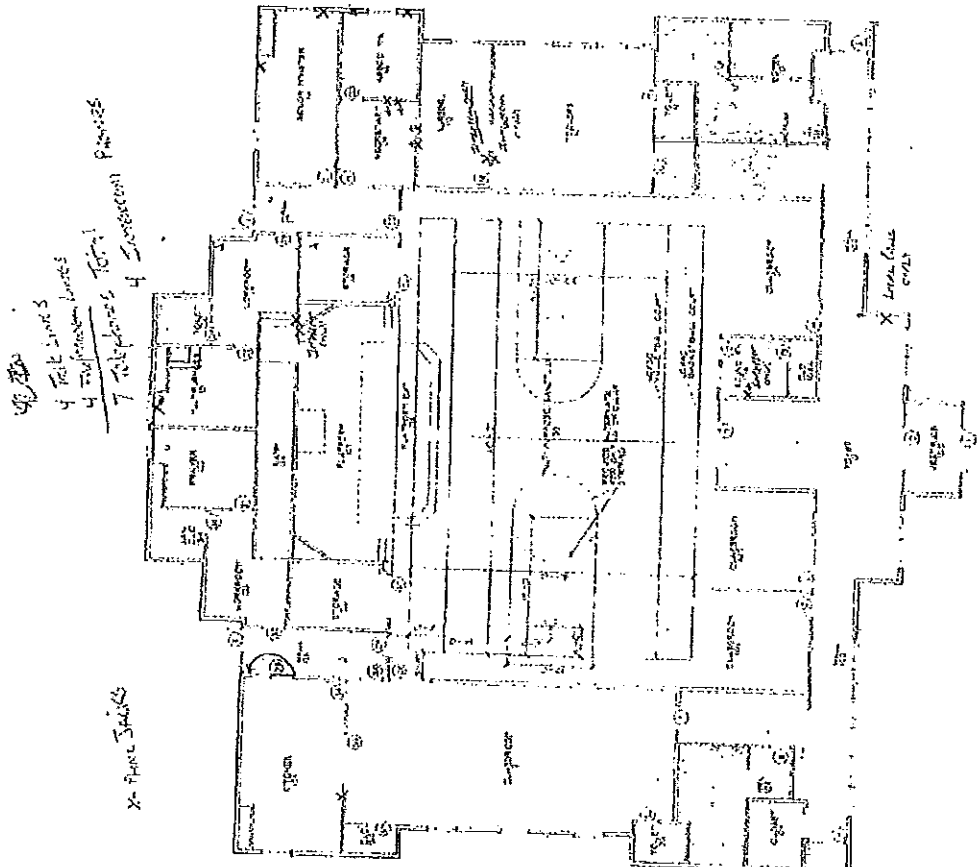
AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	11048.00	11048.00
TOTAL LIVABLE (rounded)			11048

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
38.00	X	116.00	4408.00
8.00	X	108.00	864.00
8.00	X	108.00	864.00
32.00	X	102.00	3264.00
32.00	X	102.00	3264.00
-4.00	X	78.00	-312.00
-4.00	X	78.00	-312.00
4.00	X	46.00	184.00
4.00	X	46.00	184.00
-4.00	X	20.00	-80.00
-4.00	X	20.00	-80.00
-36.00	X	14.00	-504.00
-36.00	X	14.00	-504.00
-12.00	X	8.00	-96.00
-12.00	X	8.00	-96.00
TOTAL LIVABLE (rounded)			11048

ROOM FINISH SCHEDULE

NO.	ROOM NAME	WALL	CEILING	FLOOR	DOOR	TRIM	GLASS	PAINT	FINISH
1	ADULTS	X	X	X	X	X	X	X	X
2	CHILDREN	X	X	X	X	X	X	X	X
3	OFFICE	X	X	X	X	X	X	X	X
4	RESTROOM	X	X	X	X	X	X	X	X
5	STORAGE	X	X	X	X	X	X	X	X
6	TRAY	X	X	X	X	X	X	X	X
7	WASH	X	X	X	X	X	X	X	X
8	W.C.	X	X	X	X	X	X	X	X
9	W.C.	X	X	X	X	X	X	X	X
10	W.C.	X	X	X	X	X	X	X	X
11	W.C.	X	X	X	X	X	X	X	X
12	W.C.	X	X	X	X	X	X	X	X
13	W.C.	X	X	X	X	X	X	X	X
14	W.C.	X	X	X	X	X	X	X	X
15	W.C.	X	X	X	X	X	X	X	X
16	W.C.	X	X	X	X	X	X	X	X
17	W.C.	X	X	X	X	X	X	X	X
18	W.C.	X	X	X	X	X	X	X	X
19	W.C.	X	X	X	X	X	X	X	X
20	W.C.	X	X	X	X	X	X	X	X
21	W.C.	X	X	X	X	X	X	X	X
22	W.C.	X	X	X	X	X	X	X	X
23	W.C.	X	X	X	X	X	X	X	X
24	W.C.	X	X	X	X	X	X	X	X
25	W.C.	X	X	X	X	X	X	X	X
26	W.C.	X	X	X	X	X	X	X	X
27	W.C.	X	X	X	X	X	X	X	X
28	W.C.	X	X	X	X	X	X	X	X
29	W.C.	X	X	X	X	X	X	X	X
30	W.C.	X	X	X	X	X	X	X	X
31	W.C.	X	X	X	X	X	X	X	X
32	W.C.	X	X	X	X	X	X	X	X
33	W.C.	X	X	X	X	X	X	X	X
34	W.C.	X	X	X	X	X	X	X	X
35	W.C.	X	X	X	X	X	X	X	X
36	W.C.	X	X	X	X	X	X	X	X
37	W.C.	X	X	X	X	X	X	X	X
38	W.C.	X	X	X	X	X	X	X	X
39	W.C.	X	X	X	X	X	X	X	X
40	W.C.	X	X	X	X	X	X	X	X
41	W.C.	X	X	X	X	X	X	X	X
42	W.C.	X	X	X	X	X	X	X	X
43	W.C.	X	X	X	X	X	X	X	X
44	W.C.	X	X	X	X	X	X	X	X
45	W.C.	X	X	X	X	X	X	X	X
46	W.C.	X	X	X	X	X	X	X	X
47	W.C.	X	X	X	X	X	X	X	X
48	W.C.	X	X	X	X	X	X	X	X
49	W.C.	X	X	X	X	X	X	X	X
50	W.C.	X	X	X	X	X	X	X	X
51	W.C.	X	X	X	X	X	X	X	X
52	W.C.	X	X	X	X	X	X	X	X
53	W.C.	X	X	X	X	X	X	X	X
54	W.C.	X	X	X	X	X	X	X	X
55	W.C.	X	X	X	X	X	X	X	X
56	W.C.	X	X	X	X	X	X	X	X
57	W.C.	X	X	X	X	X	X	X	X
58	W.C.	X	X	X	X	X	X	X	X
59	W.C.	X	X	X	X	X	X	X	X
60	W.C.	X	X	X	X	X	X	X	X
61	W.C.	X	X	X	X	X	X	X	X
62	W.C.	X	X	X	X	X	X	X	X
63	W.C.	X	X	X	X	X	X	X	X
64	W.C.	X	X	X	X	X	X	X	X
65	W.C.	X	X	X	X	X	X	X	X
66	W.C.	X	X	X	X	X	X	X	X
67	W.C.	X	X	X	X	X	X	X	X
68	W.C.	X	X	X	X	X	X	X	X
69	W.C.	X	X	X	X	X	X	X	X
70	W.C.	X	X	X	X	X	X	X	X
71	W.C.	X	X	X	X	X	X	X	X
72	W.C.	X	X	X	X	X	X	X	X
73	W.C.	X	X	X	X	X	X	X	X
74	W.C.	X	X	X	X	X	X	X	X
75	W.C.	X	X	X	X	X	X	X	X
76	W.C.	X	X	X	X	X	X	X	X
77	W.C.	X	X	X	X	X	X	X	X
78	W.C.	X	X	X	X	X	X	X	X
79	W.C.	X	X	X	X	X	X	X	X
80	W.C.	X	X	X	X	X	X	X	X
81	W.C.	X	X	X	X	X	X	X	X
82	W.C.	X	X	X	X	X	X	X	X
83	W.C.	X	X	X	X	X	X	X	X
84	W.C.	X	X	X	X	X	X	X	X
85	W.C.	X	X	X	X	X	X	X	X
86	W.C.	X	X	X	X	X	X	X	X
87	W.C.	X	X	X	X	X	X	X	X
88	W.C.	X	X	X	X	X	X	X	X
89	W.C.	X	X	X	X	X	X	X	X
90	W.C.	X	X	X	X	X	X	X	X
91	W.C.	X	X	X	X	X	X	X	X
92	W.C.	X	X	X	X	X	X	X	X
93	W.C.	X	X	X	X	X	X	X	X
94	W.C.	X	X	X	X	X	X	X	X
95	W.C.	X	X	X	X	X	X	X	X
96	W.C.	X	X	X	X	X	X	X	X
97	W.C.	X	X	X	X	X	X	X	X
98	W.C.	X	X	X	X	X	X	X	X
99	W.C.	X	X	X	X	X	X	X	X
100	W.C.	X	X	X	X	X	X	X	X

INDICATE TYPE OF FINISH WITH 'X' MARK AND LIST ALL OF THE MATERIALS AND FINISHES TO BE USED IN EACH ROOM.



ROOM AND DOOR PLAN AND SCHEDULES

SCALE 1/8" = 1'-0"

DOOR SCHEDULE

NO.	ROOM	TYPE	FINISH	GLASS	TRIM	PAINT
1	ADULTS	SWING	WOOD	X	X	X
2	CHILDREN	SWING	WOOD	X	X	X
3	OFFICE	SLIDING	WOOD	X	X	X
4	RESTROOM	SWING	WOOD	X	X	X
5	STORAGE	SLIDING	WOOD	X	X	X
6	TRAY	SWING	WOOD	X	X	X
7	WASH	SWING	WOOD	X	X	X
8	W.C.	SWING	WOOD	X	X	X
9	W.C.	SWING	WOOD	X	X	X
10	W.C.	SWING	WOOD	X	X	X
11	W.C.	SWING	WOOD	X	X	X
12	W.C.	SWING	WOOD	X	X	X
13	W.C.	SWING	WOOD	X	X	X
14	W.C.	SWING	WOOD	X	X	X
15	W.C.	SWING	WOOD	X	X	X
16	W.C.	SWING	WOOD	X	X	X
17	W.C.	SWING	WOOD	X	X	X
18	W.C.	SWING	WOOD	X	X	X
19	W.C.	SWING	WOOD	X	X	X
20	W.C.	SWING	WOOD	X	X	X
21	W.C.	SWING	WOOD	X	X	X
22	W.C.	SWING	WOOD	X	X	X
23	W.C.	SWING	WOOD	X	X	X
24	W.C.	SWING	WOOD	X	X	X
25	W.C.	SWING	WOOD	X	X	X
26	W.C.	SWING	WOOD	X	X	X
27	W.C.	SWING	WOOD	X	X	X
28	W.C.	SWING	WOOD	X	X	X
29	W.C.	SWING	WOOD	X	X	X
30	W.C.	SWING	WOOD	X	X	X
31	W.C.	SWING	WOOD	X	X	X
32	W.C.	SWING	WOOD	X	X	X
33	W.C.	SWING	WOOD	X	X	X
34	W.C.	SWING	WOOD	X	X	X
35	W.C.	SWING	WOOD	X	X	X
36	W.C.	SWING	WOOD	X	X	X
37	W.C.	SWING	WOOD	X	X	X
38	W.C.	SWING	WOOD	X	X	X
39	W.C.	SWING	WOOD	X	X	X
40	W.C.	SWING	WOOD	X	X	X
41	W.C.	SWING	WOOD	X	X	X
42	W.C.	SWING	WOOD	X	X	X
43	W.C.	SWING	WOOD	X	X	X
44	W.C.	SWING	WOOD	X	X	X
45	W.C.	SWING	WOOD	X	X	X
46	W.C.	SWING	WOOD	X	X	X
47	W.C.	SWING	WOOD	X	X	X
48	W.C.	SWING	WOOD	X	X	X
49	W.C.	SWING	WOOD	X	X	X
50	W.C.	SWING	WOOD	X	X	X
51	W.C.	SWING	WOOD	X	X	X
52	W.C.	SWING	WOOD	X	X	X
53	W.C.	SWING	WOOD	X	X	X
54	W.C.	SWING	WOOD	X	X	X
55	W.C.	SWING	WOOD	X	X	X
56	W.C.	SWING	WOOD	X	X	X
57	W.C.	SWING	WOOD	X	X	X
58	W.C.	SWING	WOOD	X	X	X
59	W.C.	SWING	WOOD	X	X	X
60	W.C.	SWING	WOOD	X	X	X
61	W.C.	SWING	WOOD	X	X	X
62	W.C.	SWING	WOOD	X	X	X
63	W.C.	SWING	WOOD	X	X	X
64	W.C.	SWING	WOOD	X	X	X
65	W.C.	SWING	WOOD	X	X	X
66	W.C.	SWING	WOOD	X	X	X
67	W.C.	SWING	WOOD	X	X	X
68	W.C.	SWING	WOOD	X	X	X
69	W.C.	SWING	WOOD	X	X	X
70	W.C.	SWING	WOOD	X	X	X
71	W.C.	SWING	WOOD	X	X	X
72	W.C.	SWING	WOOD	X	X	X
73	W.C.	SWING	WOOD	X	X	X
74	W.C.	SWING	WOOD	X	X	X
75	W.C.	SWING	WOOD	X	X	X
76	W.C.	SWING	WOOD	X	X	X
77	W.C.	SWING	WOOD	X	X	X
78	W.C.	SWING	WOOD	X	X	X
79	W.C.	SWING	WOOD	X	X	X
80	W.C.	SWING	WOOD	X	X	X
81	W.C.	SWING	WOOD	X	X	X
82	W.C.	SWING	WOOD	X	X	X
83	W.C.	SWING	WOOD	X	X	X
84	W.C.	SWING	WOOD	X	X	X
85	W.C.	SWING	WOOD	X	X	X
86	W.C.	SWING	WOOD	X	X	X
87	W.C.	SWING	WOOD	X	X	X
88	W.C.	SWING	WOOD	X	X	X
89	W.C.	SWING	WOOD	X	X	X
90	W.C.	SWING	WOOD	X	X	X
91	W.C.	SWING	WOOD	X	X	X
92	W.C.	SWING	WOOD	X	X	X
93	W.C.	SWING	WOOD	X	X	X
94	W.C.	SWING	WOOD	X	X	X
95	W.C.	SWING	WOOD	X	X	X
96	W.C.	SWING	WOOD	X	X	X
97	W.C.	SWING	WOOD	X	X	X
98	W.C.	SWING	WOOD	X	X	X
99	W.C.	SWING	WOOD	X	X	X
100	W.C.	SWING	WOOD	X	X	X

INDICATE TYPE OF FINISH WITH 'X' MARK AND LIST ALL OF THE MATERIALS AND FINISHES TO BE USED IN EACH ROOM.



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

SERVICE NAME	Adult Day Services
SERVICE NUMBER	C-1
SERVICE CATEGORY	Community
SERVICE DEFINITION	Daytime care of any part of a day, but less than 24 hour care, for functionally and/or cognitively impaired elderly persons provided through a structured program of social and rehabilitative and/or maintenance services in a supportive group setting other than the client's home.
UNIT OF SERVICE	One hour of care provided per client.

Minimum Standard

1. Each program shall establish written eligibility criteria, which will include at a minimum:
 - a. That participants must require regular supervision in order to live in their own home or the home of a relative.
 - b. Participants must require a substitute caregiver while their regular caregiver is in need of relief, or otherwise unavailable.
 - c. That participants must have difficulty or be unable to perform activities of daily living (ADLs) without assistance.
 - d. That participants must be capable of leaving their residence, with assistance, in order to receive service.
 - e. That participants would benefit from intervention in the form of enrichment and opportunities for social activities in order to prevent and/or postpone deterioration that would likely lead to institutionalization.

2. Each program shall have uniform preliminary screening procedures and maintain consistent records. Such screening may be conducted over the telephone. Records for each potential client shall include at a minimum:
 - a. The individual's name, address and telephone number.
 - b. The individual's age or birth date.
 - c. Physician's name, address and telephone number.
 - d. The name, address and telephone number of the person to contact in case of emergency.
 - e. Handicaps, as defined by Section 504 of the Rehabilitation Act of 1973, or other diagnosed medical problems.
 - f. Perceived supportive service needs as expressed by the individual.
 - g. Race and gender (Optional)
 - h. An estimate of whether or not the individual has an income at or below the poverty level.

Intake is not required for individuals referred by a case coordination and support, care management or HCBS/ED waiver program.



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

3. If preliminary screening indicates an individual may be eligible for Adult Day Services, a comprehensive individual assessment of need shall be performed before admission to the program. All assessments shall be conducted face to face. Assessors must attempt to acquire each item of information listed below, but must also recognize, and accept, the client's right to refuse to provide requested items.

a. Basic Information

- (1) Individual's name, address and telephone number
- (2) Age, date and place of birth
- (3) Gender
- (4) Marital status
- (5) Race and/or ethnicity
- (6) Living arrangements
- (7) Condition of environment
- (8) Income and other financial resources, by source
- (9) Expenses
- (10) Previous occupation(s), special interests and hobbies
- (11) Religious affiliation

b. Functional Status

- (1) Vision
- (2) Hearing
- (3) Speech
- (4) Oral status (condition of teeth, gums, mouth and tongue)
- (5) Prostheses
- (6) Psychosocial functioning
- (7) Cognitive functioning
- (8) Difficulties in activities of daily living
- (9) History of chronic and acute illnesses
- (10) Medication regimen (Rx, OTC, supplements, herbal remedies) and other physician orders
- (11) Eating patterns (diet history) and special dietary needs

c. Supporting Resources

- (1) Physician's name, address and telephone number
- (2) Pharmacist's name, address and telephone number
- (3) Services currently receiving or received in the past
- (4) Extent of family and/or informal support network
- (5) Hospitalization history
- (6) Medical/health insurance information
- (7) Long-term care insurance information
- (8) Clergy name, address and telephone number



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

d. Need Identification

- (1) Client perceived
- (2) Caregiver perceived
- (3) Assessor perceived
- (4) Determination of whether individual is eligible for program

An initial assessment is not required for individuals referred by a case coordination and support, care management, or HCBS/ED waiver program. Admission to the program may be based on the referral.

4. A service plan shall be developed for each individual admitted to an Adult Day Service program. The service plan must be developed in cooperation with and be approved by the client, the client's guardian or designated representative. The service plan shall contain at a minimum:
- a. A statement of the client's problems, needs, strengths, and resources.
 - b. A statement of the goals and objectives for meeting identified needs.
 - c. A description of methods and/or approaches to be used in addressing needs.
 - d. Identification of basic and optional program services to be provided.
 - e. Treatment orders of qualified health professionals, when applicable.
 - f. A statement of medications being taken while in the program.

Each program shall have a written policy/procedure to govern the development, implementation and management of service plans. Each client is to be reassessed every three months to determine the results of implementation of the service plan. If observation indicates a change in client status, a reassessment may be necessary before three months have passed.

5. Each program shall maintain comprehensive and complete client files which include at a minimum:
- a. Details of client's referral to adult day service program.
 - b. Intake records.
 - c. Assessment of individual need or copy of assessment (and reassessments) from referring program.
 - d. Service plan (with notation of any revisions).
 - e. Listing of client contacts and attendance.
 - f. Progress notes in response to observations (at least monthly).
 - g. Notation of all medications taken on premises (including 1. the medication, 2. the dosage, 3. the date and time, 4. initials of staff person who assisted, and, 5. comments).
 - h. Notation of basic and optional services provided to the client
 - i. Notation of any and all release of information about the client, signed release of information form, and all client files shall be kept confidential in controlled access files. Each program shall use a standard release of information form that is time-limited and specific as to the information being released.



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

6. Each adult day service program shall provide directly or make arrangements for the provision of the following services. If arrangements are made for provision of any service at a place other than program operated facilities, a written agreement specifying supervision requirements and responsibilities shall be in place.
 - a. Transportation.
 - b. Personal care.
 - c. Nutrition: one hot meal per eight-hour day that provides one-third of recommended daily allowances and follows the meal pattern of the General Requirements for Nutrition Service Programs. Participants in attendance from eight to fourteen hours shall receive an additional meal to meet a combined two-thirds of the recommended daily allowances. Modified diet menus should be provided, where feasible and appropriate, which take into consideration client choice, health, religious, and ethnic diet preferences. Meals shall be acquired from a congregate meal provider where possible and feasible.
 - d. Recreation: consisting of planned activities suited to the needs of the client and designed to encourage physical exercise, to maintain or restore abilities and skill, to prevent deterioration, and to stimulate social interaction.

7. Each adult day service program may provide directly or make arrangements for the provision of the following optional services. If arrangements are made for provision of any service at a place other than program operated facilities, a written agreement specifying supervision requirements and responsibilities shall be in place.
 - a. Rehabilitative: physical, occupational, speech and hearing therapies, provided under order from a physician, by licensed practitioners.
 - b. Medical support: laboratory, x-ray, pharmaceutical services, provided under order from a physician, by licensed professionals.
 - c. Services within the scope of the Nursing Practice Act.
 - d. Dental: under the direction of a dentist.
 - e. Podiatric: provided or arranged for under the direction of a physician.
 - f. Ophthalmologic: provided or arranged for under the direction of an ophthalmologist.
 - g. Health counseling.
 - h. Shopping assistance/escort.

8. Each program shall establish written procedures to govern the assistance to be given participants in taking medications while participating in the program. The policies and procedures must address:
 - a. Written consent from the client, or client's representative, to assist in taking medications.
 - b. Verification of medication regimen, including prescriptions and dosages.
 - c. Training and authority of staff to assist clients in taking medications.
 - d. Procedures for medication set up.
 - e. Secure storage of medications belonging to and brought in by participants.
 - f. Disposal of unused medications.
 - g. Instructions for entering medication information in client files, including times and frequency of assistance.



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

9. Each provider shall establish a written policy/procedure for discharging individuals from the program that includes, at a minimum, one or more of the following:
 - a. The participant's desire to discontinue attendance.
 - b. Improvement in the participant's status so that they no longer meet eligibility requirements.
 - c. An increase in the availability of caregiver support from family and/or friends.
 - d. Permanent institutionalization of client.
 - e. When the program becomes unable to continue to serve the client and referral to another provider is not possible.
10. Each program shall employ a full-time program director with a minimum of a bachelor's degree in a health or human services field or be a qualified health professional. The program shall continually provide support staff at a ratio of no less than one staff person for each ten participants. Health support services may be provided only under the supervision of a registered nurse. If the program acquires either required or optional services from other individuals or organizations, it shall be accomplished through a written agreement that clearly specifies the terms of the arrangement.
11. Program staff shall be provided with an orientation training that includes, in addition to the topics specified in the General Requirements for All Service Programs, assessment/observation skills and basic first-aid.

Program staff shall be provided in-service training at least twice each year, which is specifically designed to increase their knowledge and understanding of the program, aging process issues, and to improve their skills at tasks performed in the provision of service. Issues addressed under the aging process may include, though are not limited to, cultural diversity, dementia, cognitive impairment, mental illness, abuse and exploitation. Records shall be maintained which identify the dates of training, topics covered and persons attending.
12. If the program operates its own vehicles for transporting clients to and from the service center the following transportation minimum standards shall be met:
 - a. All drivers and vehicles shall be appropriately licensed and all vehicles used shall be appropriately insured.
 - b. All drivers shall be required to assist persons to get in and out of vehicles. Such assistance shall be available unless expressly prohibited by either a labor contract or an insurance policy.
 - c. All paid drivers shall be trained to respond to medical emergencies.
13. Each program shall have first-aid supplies available at the service center. A staff person knowledgeable in first-aid procedures, including CPR, shall be present at all times participants are in the service center.
14. Procedures to be followed in emergency situations (fire, severe weather, etc.) shall be posted in each room of the service center. Practice drills of emergency procedures shall be conducted once every six months. The program shall maintain a record of all practice drills.



MICHIGAN OFFICE OF SERVICES TO THE AGING

Operating Standards For Service Programs

15. Each service center shall have the following furnishings:
 - a. At least one straight back or sturdy folding chair for each participant and staff person.
 - b. Lounge chairs and/or day beds as needed for naps and rest periods.
 - c. Storage space for participants' personal belongings.
 - d. Tables for both ambulatory and non-ambulatory participants.
 - e. A telephone that is accessible to all participants.
 - f. Special equipment as needed to assist persons with disabilities.

All equipment and furnishings in use shall be maintained in a safe and functional condition.

16. Each service center shall demonstrate that it is in compliance with fire safety standards and the Michigan Food Code.

**Special Use Permit #13-88231
(St. Martha)
May 9, 2013**

APPLICANT: Reverend Jon Wehrle
1100 West Grand River Avenue
Okemos, MI 48864

REQUESTED ACTION: Non-residential use (religious institution) in a residential district

ZONING OF SUBJECT PARCEL: RR (Rural Residential)

GENERAL LOCATION: 1096 Grand River

EXISTING LAND USE ON THE PARCEL: Church and school

ADJACENT AREA LAND USE(S):

N	Undeveloped
S	Grand River Avenue
E	Consumers Right-of-Way
W	Undeveloped

ZONING ON ADJOINING PARCELS:

N	RR (Rural Residential)
S	RR (Rural Residential)
E	RR (Rural Residential)
W	RR (Rural Residential)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: May 9, 2013

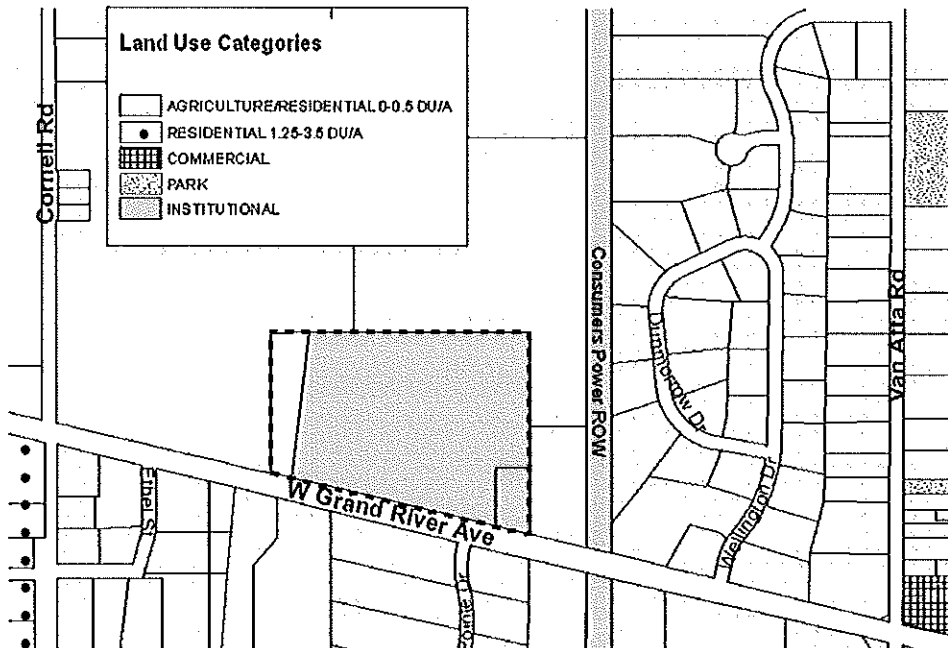
RE: Special Use Permit #13-88231 (St. Martha), request to increase the size of the existing building located at 1096 Grand River Avenue, Okemos

Reverend Jon Wehrle has requested a special use permit amendment to increase the size of the St. Martha Church building from approximately 42,594 square feet to approximately 93,130 square feet. The approximately 50,536 square feet addition will accommodate a stage, gymnasium and locker rooms, parish hall, library, teacher's lounge, two classrooms, school administration offices, a commercial kitchen and a service kitchen. The St. Martha complex is comprised of three separate RR (Rural Residential) zoned parcels totaling approximately 20.9 acres. The church building is located on the center (largest) parcel, a rectory is located on the easternmost parcel and a residential structure and storage building are located on the westernmost parcel.

Master Plan

The 2005 Master Plan designates the subject site in the Institutional and Agriculture/Residential 0.0-0.5 dwelling units per acre categories.

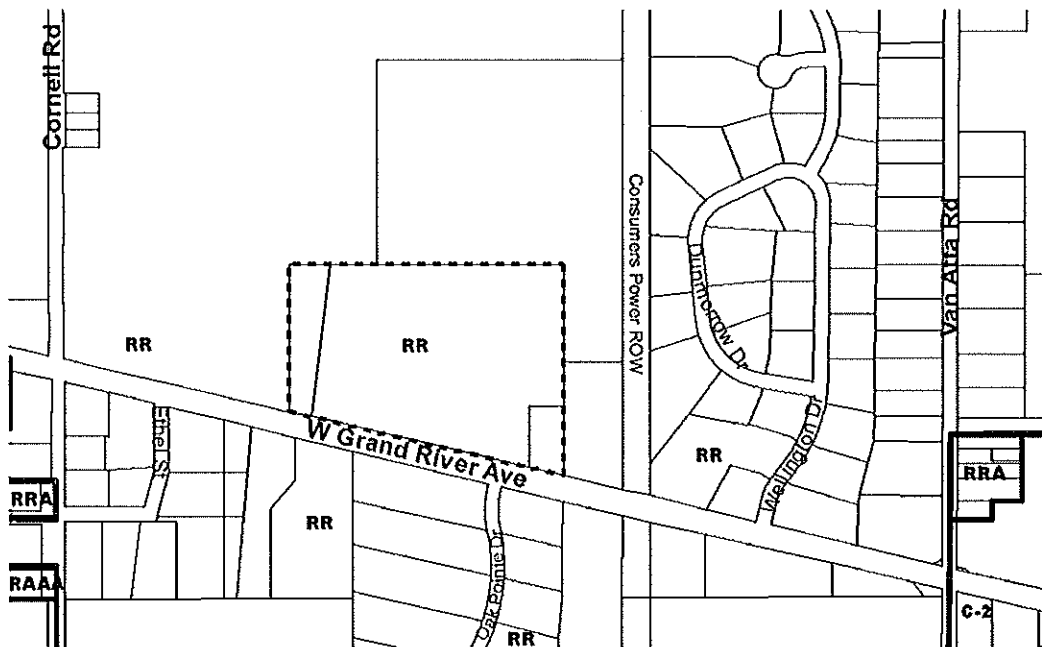
FUTURE LAND USE MAP



Zoning

The three parcels addressed as 1090, 1096 and 1148 Grand River Avenue per Township records are zoned RR (Rural Residential). Religious institutions are non-residential uses permitted in residential districts by special use permit in accordance with Section 86-654 of the Code of Ordinances.

ZONING MAP



Physical Features

The approximate 42,594 square foot church, two portable classrooms, associated parking, landscaped areas, a playground, soccer field and baseball/softball field are located on the main 18 acre parcel. A former residence (approximately 2,000 square feet) and storage building (approximately 2,376 square feet) are located on the western parcel and the 2,476 square foot church rectory is located on the eastern parcel. All buildings on the site currently total approximately 51,400 square feet. The three parcels are connected either by a service drive or sidewalk.

The west half of the proposed construction site is relatively level at 854 feet above mean sea level. Elevation gradually increases to the west from 884 to 895 feet above mean sea level—an increase of 11 feet over approximately 100 feet. Vegetation at the construction site is a mowed lawn. Mature trees are located along the north and east property boundaries and on adjacent properties to the north and east.

Neither floodplain nor wetlands are located on the site.

Public Utilities

The site is connected to the public water system. A private sewer line connects St. Martha to the public sewer. Per a condition of SUP #88231's approval, the cost for the sanitary sewer line extending to St. Martha was paid for by the church for its exclusive use. The parish is also responsible for the maintenance of the sewer line.

Streets and Traffic

Access to the site is from Grand River Avenue. Traffic to the site is based on the worship area and school facilities. Since neither the sanctuary size nor school capacity are being increased, updated traffic information was not required.

Staff Analysis

The applicant has requested a special use permit amendment to construct an approximate 50,536 square foot addition to St. Martha Church, an existing religious institution. In 1989, St Martha was granted Special Use Permit #88231 for phased construction intended to ultimately include the church, a parish hall, school and gymnasium in a building of approximately 81,000 square feet. Special Use Permit #88231 included the undeveloped 18 acre parcel and the 1.88 acre parcel to the west.

Special Use Permit #88231 was amended twice in 2003 (SUP #03-88231). First, to add a third parcel of .92 acres located east of the church to the special use permit and convert the approximate 2,476 square foot structure on the site to the parish rectory increasing the total land area to 20.9 acres and building square feet to 49,446. Approval was also granted to locate two portable classrooms southwest of the church building. The classrooms will be removed as part of the proposed project to construct the addition.

In 1989, approval was granted before adoption of zoning ordinance Section 86-658 which now requires an additional special use permit for any building or group of buildings greater than 25,000 square feet in area. The Planning Commission will be making a recommendation to the Township Board for the proposed 93,130 square foot building.

Religious institutions, classified as non-residential uses in residential districts, are subject to specific standards for location and development found in Sections 86-654 (e) and (f) and summarized as follows:

1. Preference for a location at the edge of a residential district, abutting a business or industrial district, or a public open space.

The approximate 21 acre site is zoned RR (Rural Residential). Properties surrounding the proposed expansion are also zoned RR. Properties to the north and west are undeveloped. Consumers Energy right-of-way occupies land to the east of the site and the south property line abuts Grand River Avenue.

2. All means shall be utilized to face any permitted non-residential use on a major street.

The proposed use faces Grand River Avenue, classified as a Principal Arterial.

3. Motor vehicle entrance and exit should be made from a major street.

Ingress and egress will continue to be from Grand River Avenue.

4. Site locations preferred that offer natural or manmade barriers that would lessen the effect of intrusion into residential areas.

Mature trees line the northern and eastern boundaries of the site.

5. Will not require costly or uneconomic extension of utility service.

The existing building is connected to the public water system and St. Martha Parish is responsible for maintenance and improvements to the site's private sewer line.

6. The parcel size shall be at least two acres in size and no portion of any building shall be located closer than 50 feet to any property. Buildings must be located in accordance with the setback requirement for the type of street it abuts.

The three parcels together are approximately 21 acres in area. Site plans show the proposed expansion is consistent with required setbacks.

7. No more than 25 percent of the gross site shall be covered by buildings.

Building coverage on the site is approximately 6.5 percent including the expanded church, the rectory, and the two buildings on the western parcel.

8. No building shall be taller than that permitted in the underlying zoning district.

The proposed building addition is two stories in height, buildings up to 2.5 stories but not exceeding 35 feet are permitted. The site plan indicates the building is two stories. Scaled elevations will be needed to determine the actual height.

9. The building's appearance shall be harmonious and blend appropriately with the surrounding residential area.

The applicant intends to use building materials similar to those used in 1989.

10. All signs shall be in accordance with sign regulations for non-residential uses in residential districts.

There is no indication existing signs will be replaced. One free-standing sign is permitted not to exceed 25 square feet in surface display area per side. One wall sign no larger than 20 square feet in surface display area is permitted.

11. Off-street parking spaces shall be provided as required by the zoning ordinance.

Required parking is based on seating in the sanctuary and requirements of the school. Neither the sanctuary nor school size are being increased. In 1989, the original site plan was approved with 395 parking spaces. The proposed plan shows a total of 437 parking spaces, 19 of them being barrier-free.

The Development Review Committee commented a more detailed storm water management plan including calculations will be required.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution will be provided for a decision at a future meeting.

Attachments

1. Special Use Permit application and attachments

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant MAYOTTEgroup Architects
 Address of Applicant _____
6240 W. Mt. Hope, Lansing, MI 48917 gute@mayottearchitects.com
 Telephone - Work (517) 323-0577 Home _____ Fax (517) 323-0570 Email _____
 Interest in property (circle one): Owner _____ Tenant _____ Option _____ Other _____
 (Please attach a list of all persons with an ownership interest in the property.)
Father Wehrle, St. Martha Parish, 1100 W. Grand River Ave., Okemos, MI 48864 33-02-02-23-476-001
- B. Site address / location / parcel number 1096 Grand River, Okemos, MI, 48864 33-02-02-23-451-001
 Legal description _____ (please attach if necessary)
See attachment
 Current zoning Rural residential
 Use for which permit is requested / project name St. Martha Parish, Parish Hall and School Addition
 Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Fitzgerald Henne & Associates, Inc.
 Address 4063 Grand Oak Drive, Suite A109, Lansing, MI 48911
 Telephone - Work (517) 887-1100 Home _____ Fax (517) 887-6335
- E. Acreage of all parcels in the project: Gross 19.915 Net 19.915
- F. Explain the project and development phases: See Attachment
- G. Total number of:
 Existing: structures 1 bedrooms _____ offices 413 parking spaces _____ carports _____
 garages _____ Proposed: structures 1 bedrooms _____ offices 12 parking spaces _____ carports _____
 _____ garages _____
- H. Square footage: existing buildings 2 fl. proposed buildings 2 floors
 Usable Floor area: existing buildings 2 fl. proposed buildings 2 floors
 Approx. 42,600 SF Approx. 50,200 SF
 Approx. 38,340 SF Approx. 45,000 SF
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type NA Acreage _____
 Proposed Recreation: Type NA Acreage _____

Existing Open Space:	Type <u>Lawn area, wooded area, playground</u>	Acreage <u>13.157</u>
Proposed Open Space:	Type <u>Lawn area, wooded area, playground</u>	Acreage <u>12.506</u>

K. If Multiple Housing: NA

Total acres of property _____
 Acres in floodplain _____ Percent of total _____
 Acres in wetland (not in floodplain) _____ Percent of total _____
 Total dwelling units _____
 Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application. See attachment for answers to questions 1-9.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Rev Jon Wehale
Signature of Applicant

4-18-13
Date

Rev Jon Wehale
Type/Print Name

Fee: _____

Received by/Date: Gail Orndorff

SUP REQUEST STANDARDS
QUESTIONS 1-9

(1) The project is consistent with the intent and purposes of this chapter.

This is a building addition project for St. Martha Parish. It is designated as a Phase II of the original Phased Site Plan. It is consistent with the intent and purpose of this chapter since it is a non residential use in a residential district.

(2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

The proposed building addition is consistent with applicable land use policies contained in the Township development plan.

(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

The proposed building addition will match the appearance of the existing parish structure. The proposed building will bring new improvements to the original parish school with a stage, gymnasium, classrooms, library, teacher lounge, parish hall and locker rooms.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

The proposed building addition will be maintained and its intended use will not adversely affect or be hazardous to existing neighbor uses.

(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.

The proposed building addition will provide a positive influence to the parish community and not be detrimental to the economic welfare.

(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

The building addition is currently proposed for a site that is already adequately served by existing roads, schools, stormwater drainage and public transportation.

(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project.

The proposed building addition site is currently adequately served by facilities such as sanitary, water and stormwater. Some of these facilities will need to be expanded to meet the needs of the proposed building addition.

(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed building addition will maintain the same uses and activities of the original building and property. There will not be any significant increase of traffic, noise, smoke, fumes, glare or odors.

(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

The proposed building addition will be constructed in an open lawn area away from wetlands, forest and wildlife areas. The proposed building addition will not directly or indirectly have a substantial adverse impact on the natural resources.

Explain the project and development phases:

The St. Martha Parish existing building was originally constructed in 1990. The original building was planned as a Phase I of a Phased Site Plan. It is located on a 19.915 Acre parcel. The proposed building addition is Phase II of the originally Phased Site Plan that includes the new building addition (stage, gymnasium, classrooms, library, teacher lounge, parish hall, and locker rooms), additional parking, loading dock, stage loading/unloading zone, utility improvements and landscaping. There are also plans for a Future addition approximately 9600 square feet, that was planned as Phase III of the originally Phased Site Plan. This future addition will include classrooms, band music room, multi purpose room and work centers.

**Special Use Permit #13051
(Public Works & Engineering)
May 9, 2013**

APPLICANT: Charter Township of Meridian
Department of Public Works and Engineering
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Permission granted by Ingham County Parks

REQUEST: To impact the 100-year floodplain to remove a culvert and replace it with a bioswale

CURRENT ZONING: CR (Commercial Recreation)

LOCATION: East of the intersection of Lake Lansing Road and Shaw Avenue in Section 10

EXISTING AREA LAND USES: N: Lake Lansing Park North
S: Park and Single-Family Residential
E: Lake Lansing
W: Commercial

CURRENT ZONING IN AREA: N: CR (Commercial Recreation)
S: RN (Nemoke Mixed Residential)
E: N/A – Lake Lansing
W: C-1 (Commercial)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

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

DATE: May 9, 2013

RE: Special Use Permit #13051 (Public Works & Engineering), a request to construct a bioswale in the 100-year floodplain

The Meridian Township Department of Public Works and Engineering is requesting a special use permit for portions of a proposed stormwater improvement project (replacing a culvert with a bioswale) within the 100-year floodplain (floodway fringe) of Lake Lansing in Lake Lansing Park South. The subject site is located in the lawn area east of Lake Lansing Road and Shaw Street, near the park's southernmost dock.

Activities taking place in the 100-year floodplain include removal of an approximate 30 foot segment of 15 inch diameter culvert and construction of approximately 22 feet of an overall 125 foot long bioswale. Fill will be placed where the culvert was to re-establish the grade and for the construction of one 12 inch in height check dam near the water's edge.

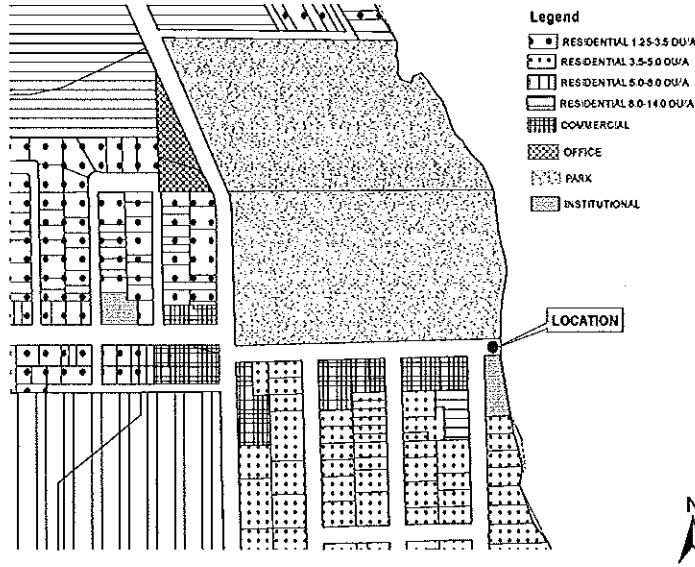
The chart below identifies the amount of impact to the floodway fringe resulting from all fill activities associated with the project and the total amount of cut proposed by the applicant.

ACTIVITY	FLOODWAY FRINGE
TOTAL FILL	18 cubic yards
TOTAL CUT	23 cubic yards
Cut to fill ratio	1.28:1.00

2005 Master Plan

The 2005 Master Plan's Future Land Use Map indicates the subject site is shown as road right-of-way and Institutional.

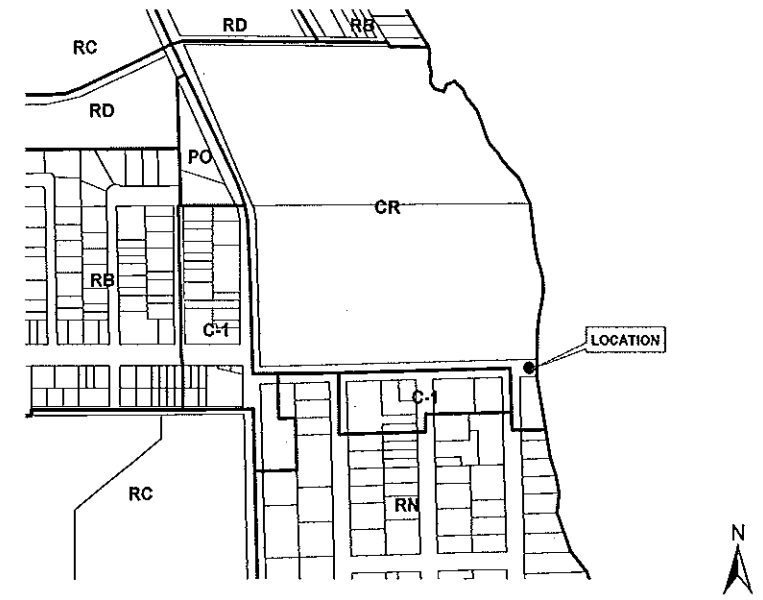
FUTURE LAND USE MAP



Zoning

The entire route of the 125 foot long bioswale lies within Lake Lansing Park South and is zoned CR (Commercial Recreation).

ZONING MAP



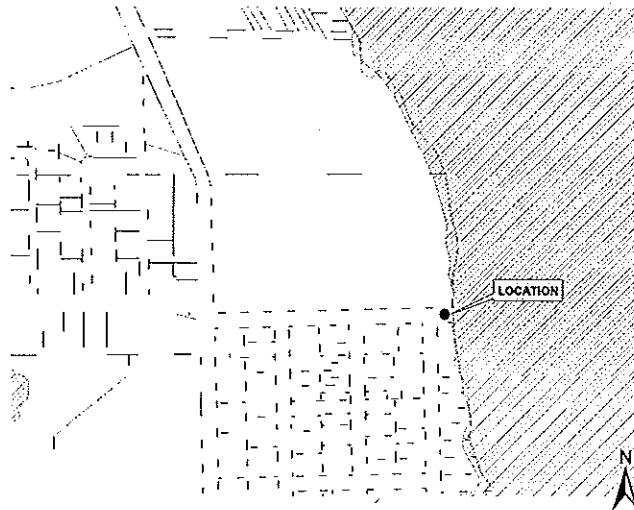
Physical Features

The project area is relatively flat and consists of manicured lawn gradually sloping toward the water's edge of Lake Lansing.

Floodplain

According to the Township's Flood Insurance Rate Map and Study, the elevation of the 100-year floodplain of Lake Lansing is 853.1 feet above mean sea level (based on the 1929 datum).

FLOODPLAIN MAP



Wetlands

The Township's Wetland Map identifies Lake Lansing as Township Wetland #10-1, an open water wetland. A wetland use permit is not required for the proposed work because any water that does discharge is minimal due to the bioswale design and any minor discharge will cross a strip of lawn and/or beach prior to entering the lake itself.

WETLANDS MAP



Staff Analysis

The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodway fringe can be found in Section 86-436(k) through Section 86-436(m). Issues to consider when evaluating a request to work in the floodway fringe include whether the project is damaging to the public health, safety, or welfare; or whether it will impose a financial burden on the Township.

Work in the 100-year floodplain to remove a 30 foot segment of culvert and to construct a 22 foot long segment of bioswale represent portions of a proposed stormwater improvement project. In a staff report to the Zoning Board of Appeals, Associate Planner Martha Wyatt describes the overall project as follows:

"The project is part of an on-going Lake Lansing Watershed management plan which is administered by the Lake Lansing Assessment District Advisory Committee. The proposed project includes the removal of an existing 15 inch diameter storm pipe (culvert) and a corroded storm outlet pipe which currently discharges untreated stormwater into Lake Lansing. The main objective of the project is to improve the quality of the stormwater by providing pretreatment via a 125 foot long bioswale. Stormwater runoff from the street will flow into the proposed bioswale and will be absorbed into the ground. Two (2) check dams are proposed within the bioswale which serve to slow down the velocity of the stormwater. The bioswale ends in a lawn area, approximately 30 feet from the edge of Lake Lansing.

The bioswale design includes the use of special plants to absorb and to capture suspended solids before reaching Lake Lansing. The bioswale is approximately one (1) foot deep and varies in width from four (4) to nine (9) feet."

The Department of Public Works & Engineering will be responsible for all care and maintenance of the completed bioswale as funding will be generated by the Lake Lansing Special Assessment District.

An approved permit for the project has been issued by the Michigan Department of Environmental Quality (MDEQ). The Director of Public Works & Engineering has reviewed the project and recommends approval of Special Use Permit #13051. The applicant received the necessary variances (ZBA Case No. 13-05-08-1) from the Zoning Board of Appeals to work within the required water features setback and natural vegetation strip of Lake Lansing on May 8, 2013.

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 begin as soon as possible. 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 #13051 the same night as the public hearing.

SUP #13051 (Public Works & Engineering)
Planning Commission (5/9/13)
Page 5

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #13051. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve
2. Application materials
3. Letter from the Director of Public Works & Engineering
4. Submitted plan

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RESOLUTION TO APPROVE

**Special Use Permit #13051
(Meridian Township)
Bioswale**

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 13th day of May 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Department of Public Works & Engineering requested a special use permit (Special Use Permit #13051) to work and provide a compensating cut in the 100-year floodplain (floodway fringe) associated with the removal of an existing culvert and the construction of a bioswale; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13051 at its meeting on May 13, 2013, and has reviewed the staff material forwarded under a cover memorandum dated May 9, 2013; 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 proposed bioswale in the floodway fringe is 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 as the applicant is providing a 1.28:1.0 cut to fill ratio and the bioswale is designed to allow floodwaters to flow over it; and

WHEREAS, the proposed bioswale will not be adverse or damaging to the public health or safety, nor impose a financial burden on the Township; and

WHEREAS, the proposed bioswale in the floodway fringe is 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, and by not having an adverse impact on the natural resources of the Township; and

WHEREAS, the Michigan Department of Environmental Quality approved the project plans on April 4, 2013; and

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

WHEREAS, on May 8, 2013, the Zoning Board of Appeals approved the requested variances for work in the natural vegetation strip and the water features setback.

**Resolution to Approve
SUP #13051 (Meridian Township)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13051 subject to the following conditions:

1. Approval is subject to the plans prepared by Progressive/AE, dated February 2013 and received by the Department of Community Planning & Development on April 11, 2013, as well as the related materials submitted as part of Special Use Permit #13051, subject to revisions as required.
2. The applicant shall obtain applicable permits, licenses, and approvals from the Township, Ingham County, and the State of Michigan 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. In no case shall the impoundment capacity of the 100-year floodplain be reduced.
4. Fill placed in the floodplain as part of the project shall be protected against erosion.
5. The applicant shall properly dispose of any excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning and Development.
6. The disposed excess materials at the off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning and 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 13th day of May, 2013.

Patricia Jackson, Chair
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

5/13/13
13051

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant: Public Works & Engineering Department
Address of Applicant: 5151 Marsh Road, Okemos, MI, 48864
Telephone – Work: 517-853-4460 Home _____ Fax _____ Email: tshraidi@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.) Ingham County Parks
- B. Site address / location / parcel number 33-02-02-10-279-033
Legal description (please attach if necessary): See attachment
Current zoning: CR
Use for which permit is requested / project name: Lake Lansing Park South @ Shaw & Lake Lansing Roads
Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name: Dan Westenburg, P.E., Progressive AVE
Address: 1811 4 Mile & N.E. Grand Rapids, MI, 49525
Telephone – Work: 616-361-2664 Home _____ Fax 616-361-1493
- E. Acreage of all parcels in the project: Gross: 0.553 Net: 0.553
- F. Explain the project and development phases: Create an upland Bio-swale to treat stormwater discharging to Lake Lansing.
- G. Total number of:
Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

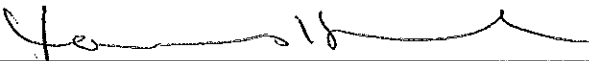
- (1) Is the project consistent with the intent and purposes of this chapter? Yes
- (2) Is the project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption? Yes
- (3) Is the project designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area? Yes
- (4) Will the project adversely affect or be hazardous to existing neighboring uses. No; the project will actually eliminate an existing hazard by removing a corroded metal culvert that has sharp edges expose close to the surface within the public beach area.
- (5) Will the project be detrimental to the economic welfare of surrounding properties or the community? No; the project will enhance the economic welfare of the surrounding area as it will improve the Lake's environment and reduce potential for beach contamination thereby increasing vists to the lake and surrounding business including restaurants and convenience stores.
- (6) Is the project adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service? This is a stormwater improvement project; as such, the stormwater drainage quality will be substantially improved as a result of this project.
- (7) Is the project adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project? The stormwater drainage capacity will be maintained as before, except the discharged water quality to the lake wil be improved.
- (8) Will the project involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors? No; the project is basically a landscaping project, with minor excavation to create a very shallow swale.
- (9) Will the project directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas? No; the project will substantially improve a major natural resource (Lake Lansing). Also, within the floodplain, the project will involve a total cut of approximately 23 cubic yards, and a total fill of approximately 5 cubic yards resulting in a net cut of approximately 18 cubic yards.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

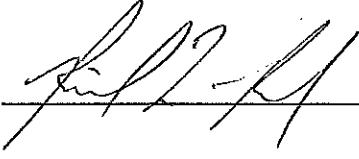
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

4-11-2013
Date

YOUNGS ISHRAIZ
Type/Print Name

Fee: N/A

Received by/Date:  4/11/13



**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMIT**

ISSUED TO:

Meridian Township
5151 Marsh Road
Okemos, Michigan 48864

Permit No.	13-33-0009-P
Issued	April 4, 2013
Extended	
Revised	
Expires	April 4, 2018

This permit is being issued by the Michigan Department of Environmental Quality (MDEQ) under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and specifically:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 315, Dam Safety |
| <input type="checkbox"/> Part 325, Great Lakes Submerged Lands | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input checked="" type="checkbox"/> Part 31, Floodplain/Water Resources Protection | |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Permitted Activity:

Construct an upland bio-swale with a discharge to Lake Lansing at Lake Lansing Park South at Shaw and Lake Lansing Roads.

All work shall be completed in accordance with the attached plans, terms and conditions of this permit.

RECEIVED
APR 12 2013

Water Course Affected: Lake Lansing
Property Location: Ingham County, Meridian Township, Section 10
Subdivision, Lot Town/Range 4N, 1W Property Tax No. 33-02-02-10-279-033

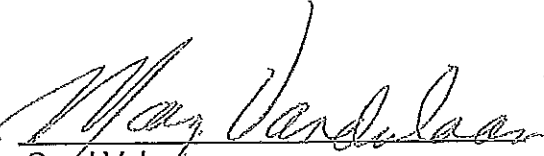

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31, Water Resources Protection, of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with Act 53 of the Public Act of 1974 and comply with each of the requirements of that Act.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify the MDEQ within one week after the completion of the activity authorized by this permit, by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of the MDEQ.

- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31, and wetland).
- M. In issuing this permit, the MDEQ has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, the MDEQ may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents and representatives for any and all claims or causes of action arising from acts or omissions of the permittee or employees, agents, or representatives of the permittee undertaken in connection with this permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, the MDEQ may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from the MDEQ. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the MDEQ prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of the MDEQ. The permittee must submit a written request to the MDEQ to transfer the permit to the new owner. The new owner must also submit a written request to the MDEQ to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties which includes all the above information may be provided to the MDEQ. The MDEQ will review the request and if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent.
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the waterbody are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the MDNR, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
 - 1. Prior to initiating construction, authorized by this permit, the permittee is required to provide a copy of the permit to the contractor(s) for review.
 - 2. The property owner, contractor(s), and any agent involved in exercising this permit are held responsible to ensure the project is constructed in accordance with all drawings and specifications contained in this permit. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by this permit.
 - 3. Dredging is not authorized by this permit.

4. All raw areas resulting from the permitted construction activity shall be promptly and effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or wetlands.
5. All fill and backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water.
6. No fill, excess soil, or other material shall be placed in any wetland or surface water area not specifically authorized by this permit, its plans, and specifications.
7. Upon completion of your project, you must complete and return the enclosed card and photos. The completion card and required photos shall be forwarded to the MDEQ's Water Resources Division, within 30 days of completion of the project. Staff will use such pictures for monitoring compliance with your permit. Failure to submit these photos is an event of noncompliance.
8. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
9. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA). To locate the Soil Erosion Program Administrator for your county visit www.deq.state.mi.us/sesca/.
10. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state or federal approval or authorization, necessary to conduct the activity.
11. This permit is being issued for the maximum time allowed under Part 301, Inland Lakes and Streams of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended, including all permit extensions allowed under the administrative rules R 281.813. Therefore, no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by the MDEQ, will be for a five-year period beginning at the date of issuance.
12. Noncompliance with these terms and conditions, and/or the initiation of other regulated activities not specifically authorized by this permit shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, the MDEQ may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
13. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity and/or mitigation plan from the MDEQ. Such revision requests shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the MDEQ prior to being implemented.
14. This permit may be transferred to another person upon written approval of the MDEQ. The permittee must submit a written request to the MDEQ to transfer the permit to the new owner. The new owner must also submit a written request to accept transfer of the permit. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties which includes all the above information may be provided to the MDEQ. The MDEQ will review the request and if approved, will provide written notification to the new owner.

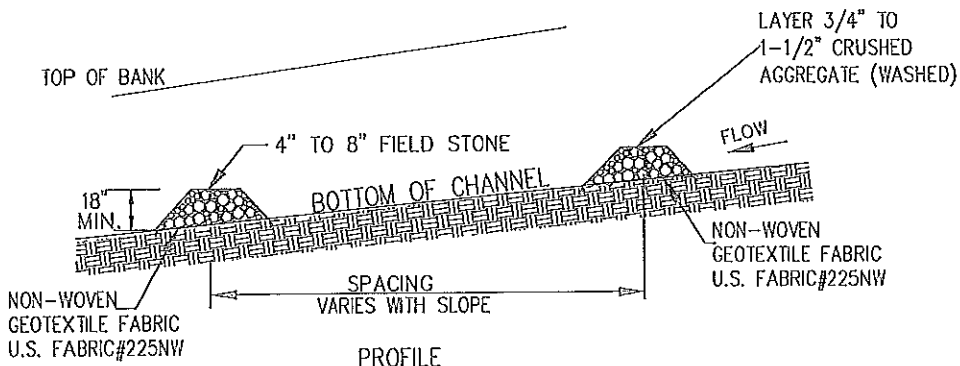
15. This permit does not authorize or sanction work which may have been previously completed without benefit of permit.

By: 
Carol Valor
Water Resources Division
517-373-7055 

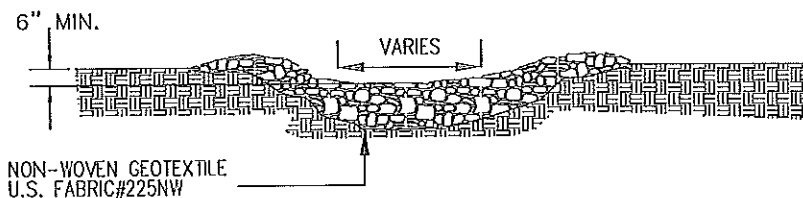
cc: Meridian Township Clerk
Ingham County Drain Commissioner
Ingham County CEA
Mr. Daniel Westenburg, Progressive AE

ES31

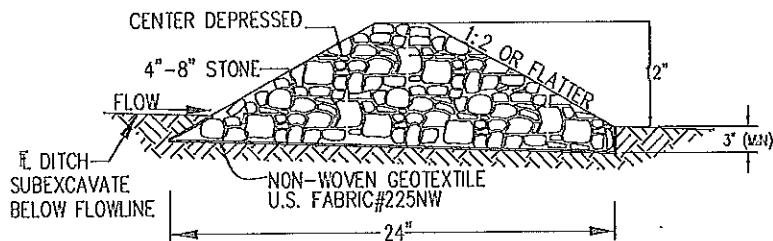
CHECK DAM



PROFILE



CROSS SECTION



PROFILE

NOTE: BASE WIDTH SHOULD BE AT LEAST 2X THE HEIGHT

STANDARD SYMBOL



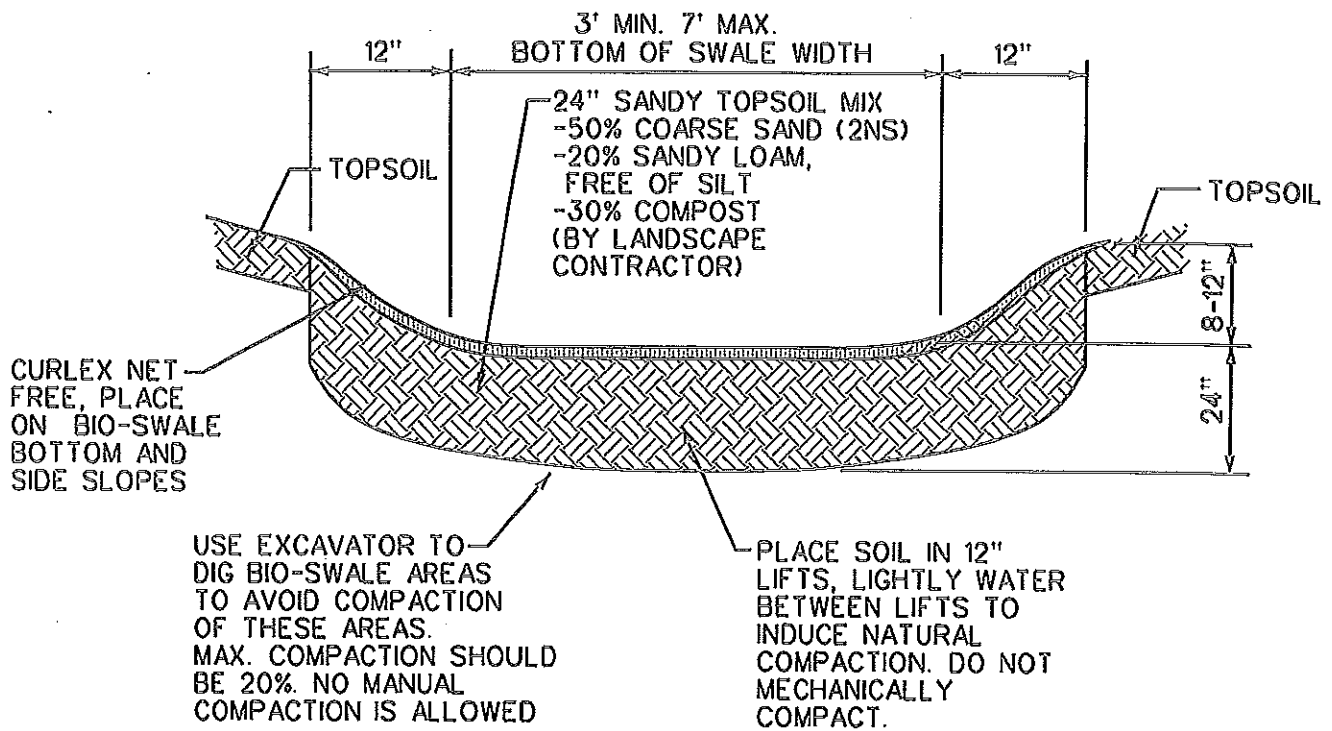
MICHIGAN
DEPARTMENT OF
MANAGEMENT AND BUDGET

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1811 4 Mile Rd N.E., Grand Rapids, MI 49525
616 361 2664 OFFICE 616 361 1493 FAX
www.progressiveae.com

LAKE LANSING STORM OUTLET #12 IMPROVEMENTS

APPLICANT: MERIDIAN TOWNSHIP
WATERWAY: LAKE LANSING
CITY/TOWNSHIP: MERIDIAN TOWNSHIP
COUNTY: INGHAM COUNTY
NUMBER OF SHEETS: 4 OF 9
DATE: FEBRUARY 2013

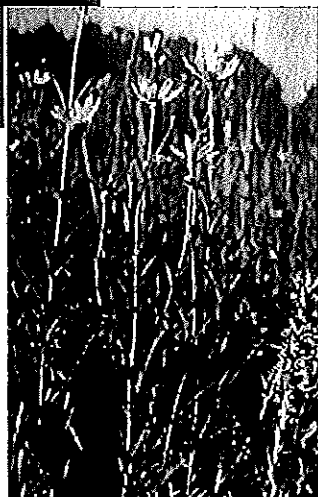
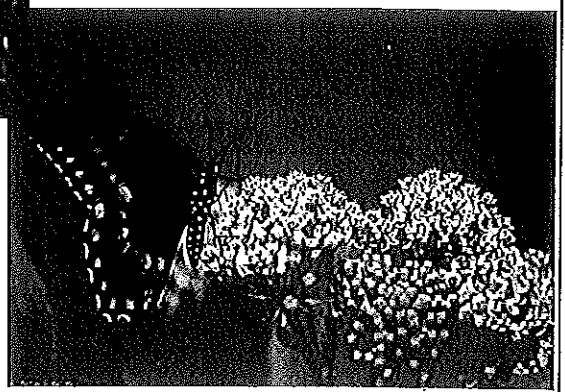
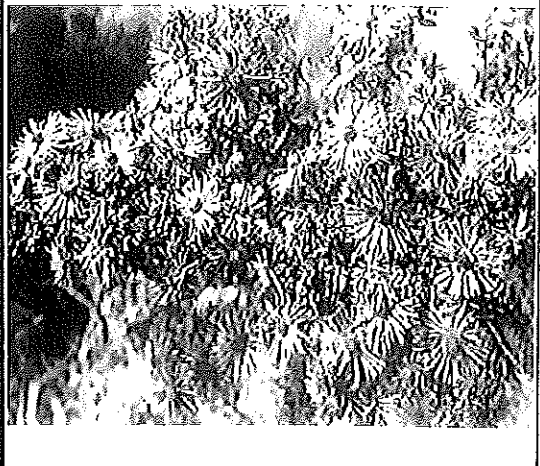
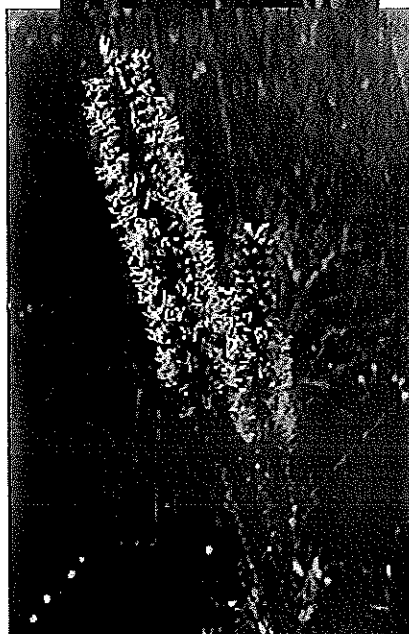
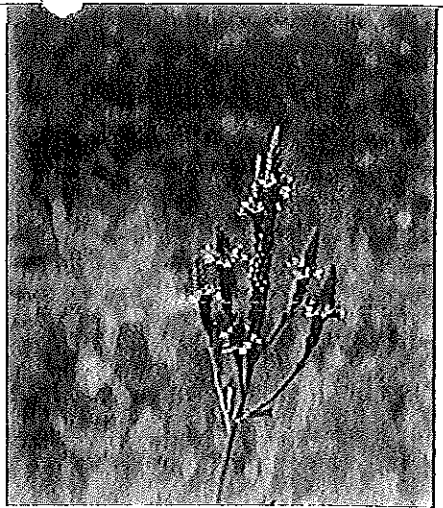


BIO-SWALE SECTION A-A
NO SCALE

**LAKE LANSING STORM
OUTLET #12 IMPROVEMENTS**

APPLICANT: MERIDIAN TOWNSHIP
WATERWAY: LAKE LANSING
CITY/TOWNSHIP: MERIDIAN TOWNSHIP
COUNTY: INGHAM COUNTY
NUMBER OF SHEETS: 6 OF 9
DATE: FEBRUARY 2013

2/21/2013 4:15:24 PM P:\53501002\PLANT\MDCO 6 - PLANT MATERIAL.DGN



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616 361 2664 OFFICE 616 361 1493 FAX
www.progressiveae.com

**LAKE LANSING STORM
OUTLET #12 IMPROVEMENTS**

APPLICANT: MERIDIAN TOWNSHIP
WATERWAY: LAKE LANSING
CITY/TOWNSHIP: MERIDIAN TOWNSHIP
COUNTY: INGHAM COUNTY
NUMBER OF SHEETS: 8 OF 9
DATE: FEBRUARY 2013

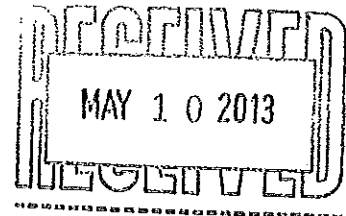
CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

May 10, 2013



Mr. Richard Brown
Community Planning & Development
Meridian Charter Township
Okemos, MI 48864-1198

**Re: Special Use Permit Application for Bio swale
Lake Lansing Park South – SUP #13051**

Dear Mr. Brown:

I have reviewed the construction plans for the proposed removal of a storm drain pipe and construction of a bio swale south of Lake Lansing Road running from east of Shaw Street to Lake Lansing. The purpose of the project is to reduce the amount of pollutants entering Lake Lansing from the roads.

The project involves a fill of approximately 5 cubic yards and a cut of approximately 23 cubic yards in the flood plain for a net cut of approximately 18 cubic yards.

The project is feasible, and I approve the project.

Sincerely,

A handwritten signature in cursive script that reads 'Raymond O. Severy'.


Raymond O. Severy, P.E.
Director of Public Works & Engineering



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: May 9, 2013

RE: Master Plan Objective: Redevelopment Readiness

At an upcoming meeting, the Township Board will begin review of the Planning Commission's recommendation for an amendment to the 2005 Master Plan Goals and Objectives. As you may recall, at a recent meeting the Planning Commission discussed further revisions to Goal #7 Promote Efficient and Sustainable Growth Practices to incorporate a new objective and strategies to promote "redevelopment readiness." At the time, no decision was made regarding the text of the new objective. Attached for the Planning Commission's re-consideration is the original draft prepared by staff. The goal has been to transmit the new objective to the Township Board before it concludes review of the complete set of amended goals and objectives.

Redevelopment Ready Communities is a program being promoted by the Michigan Economic Development Corporation (MEDC). The purpose of the program is to assist communities to become more attractive for redevelopment opportunities by evaluating and updating processes to make them more "deliberate, fair and consistent." Each Planning Commissioner received a copy of the Redevelopment Ready Communities Best Practices document. The new Goal 7 objective and strategies are based on the Best Practices document recommendations. If you have misplaced your copy of the Best Practices document, contact me and a new copy will be made available.

Attachments

1. Objective: Prepare a Redevelopment Strategy Plan

2005 MASTER PLAN

GOALS AND OBJECTIVES

GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES

Objective 7: Prepare a Redevelopment Strategy Plan

Strategies:

1. Establish criteria for selecting priority redevelopment sites
2. Identify priority redevelopment sites, neighborhoods and/or districts in the Plan show them on the Future Land Use Map
 - a. Expand public participation practices to consult with interested or affected stakeholders
 - b. Recruit businesses, residents, community groups, elected and appointed community officials to actively participate
 - c. Investigate pro-active information sharing practices
3. Establish a problem statement and goals for each priority site, neighborhood or district
4. Establish a 2-5 year timeline that identifies leadership and outreach, economic development, and planning and zoning benchmarks for each site, neighborhood or district
5. Prepare annual reports to the Township Board demonstrating attempts to hit the stated benchmarks
6. Update the zoning ordinance to facilitate redevelopment of prioritized redevelopment areas by eliminating inflexible or obsolete zoning regulations and encourage desired development types.