

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

October 21, 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
4. Public remarks
5. Communications
6. Public Hearings
 - A. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family - High Density)
7. Unfinished Business
 - A. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Special Use Permit #13141 (Wooledge), request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road
 - B. Special Use Permit #13-01081 (Consumers Energy), request for a minor special use permit amendment to enclose the gas regulator station at 4671 Marsh Road
11. Site Plans received

Planning Commission Agenda

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12. Site Plans approved
 - A. Site Plan Review #13-10-06 (DTN Management), revision to Waterbury Mixed Use Planned Unit Development to add a canopy to the office building
13. Public Remarks
14. Adjournment

Post Script: Ody Norkin

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**

**November 18, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. Commercial Planned Unit Development #13044 (Wolverine Building Group)
Construct a Whole Foods store at 2758 Grand River Avenue
 - B. Special Use Permit #13141 (Wooledge), request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road
 - C. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

2. Unfinished Business
 - A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road
 - B. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family - High Density)

3. Other Business

**Rezoning #13050
(Planning Commission)
October 17, 2013**

APPLICANT: Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Initiator

REQUEST: Rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443, and
residential 1449 Haslett Road to RB (Single Family-High Density)

CURRENT ZONING: PO (Professional Office) and C-2 (Commercial)

LOCATION: Haslett Road between Babbitt and Cade

AREA OF SUBJECT SITE: Eight lots

EXISTING LAND USE: Single Family

**EXISTING LAND USES
IN AREA:** North: Land Preservation
South: Single Family and Church
East: Single Family
West: Single Family and Office

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: RB (Single Family-High Density) and PO
(Professional and Office)
East: PO (Professional and Office)
West: C-2 (Commercial) and PO (Professional and Office)

**FUTURE LAND USE
DESIGNATION:** Commercial and Office

FUTURE LAND USE MAP: North: Commercial
South: Office and Institutional
East: Commercial
West: Office

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

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

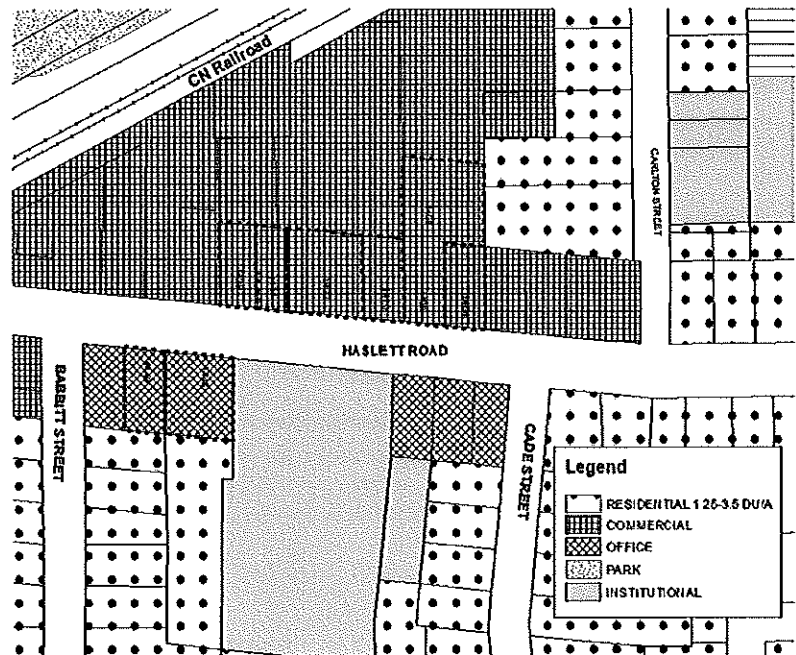
DATE: October 17, 2013

RE: Rezoning #13050 (Planning Commission), to rezone 14014, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road from PO (Professional and Office) and C-2 (Commercial) to RB (Single Family-High Density) residential

After considering a petition submitted by affected property owners, the Planning Commission initiated the rezoning of eight (8) properties located on the north and south side of Haslett Road east of Babbitt and west of Cade Street at its September 23, 2013 regular meeting. Two (2) of the properties are located on the south side of Haslett Road, at 1443 and 1449 Haslett Road. The remaining six (6) properties are located on the north side of Haslett Road as follows; 1404, 1408, 1416, 1422, 1434, and 1438 Haslett Road. The petition was signed by each property owner. All properties are in the Supervisor's Plat of Haslett platted in 1926.

Master Plan

FUTURE LAND USE MAP



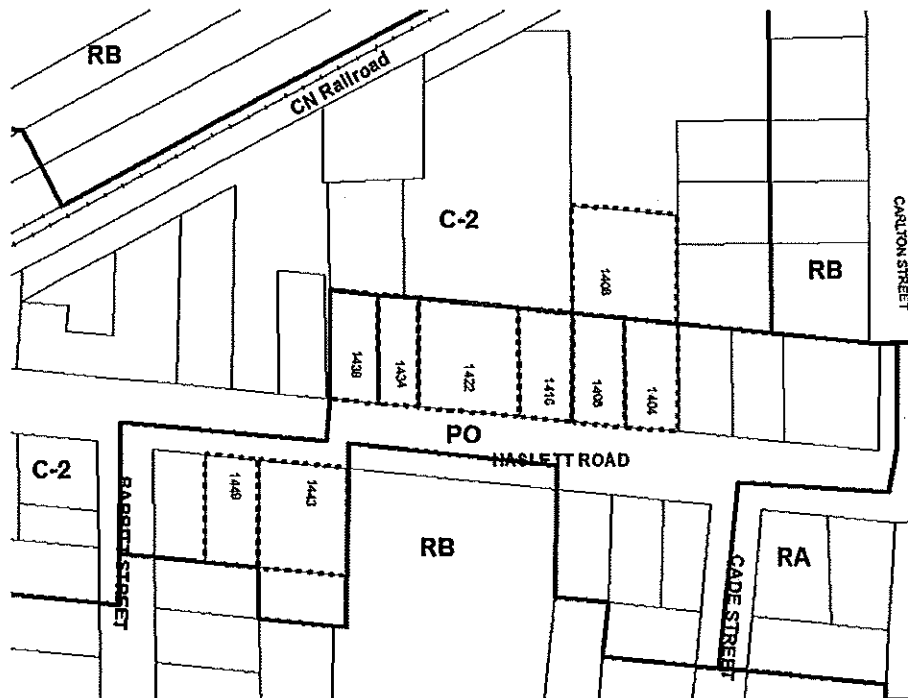
The 2005 Master Plan Future Land Use Map (FLUM) designates the six (6) subject properties on the north side of Haslett Road as Commercial and the two (2) subject properties on the south side of Haslett Road as Office.

FLUM designations between 1974 and 2005 have shown various scenarios for future commercial and office use in the area. None of the maps designated the subject properties for residential uses although the sites have been continually used for residential purposes since they were built. Current zoning mirrors the designations on the 1997 FLUM.

Zoning

The subject properties are currently zoned PO (Professional and Office), with the exception of 1408 Haslett Road which has a combination zoning of C-2 and PO. The property at 1408 Haslett Road is comprised of the frontage lot, Lot 52 (where the house is located) which is zoned PO, and Lot 50 and 51 which are located north of Lot 52 and are zoned C-2 (Commercial). The property owner is requesting the entire property be rezoned from PO and C-2 to RB.

Zoning Map



PO district standards include minimum 5,000 square foot lots (or 0.11 acres) and minimum 50 foot lot widths. Each of the subject properties meets the PO standards. The northern portion of 1408 Haslett Road, zoned C-2, is land-locked and does not meet the standards of C-2 district standards which requires a minimum 100 feet of frontage along a street. The lot width and lot

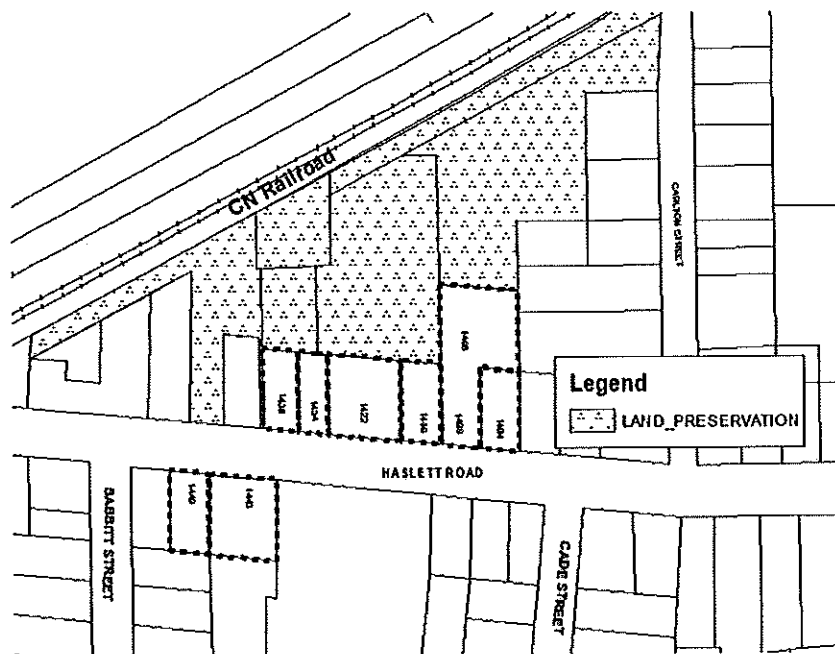
area standards for the RB district are 65 feet and 8,000 square feet (.183 acre) respectively. Although not all lots meet the requirements, the zoning ordinance allows the use of substandard lots of record provided they are less than 40 feet in width and the zoning board of appeals is authorized to vary yard requirements for such lots.

PROPERTY STATISTICS			
Haslett Rd. Address	Year Built	Lot area (acres)	Lot Width (feet)
1449	1942	.2	66
1443	1920	.336	112
1438	1904	.182	60
1434	1914	.153	59
1422	1906	.361	122
1416	1904	.2	66
1408	1901	.6	66
1404	1912	.2	66

Physical Features

Each lot contains a single family residence and some have detached garages. There are neither wetlands nor floodplain within the area to be rezoned. Pedestrian-Bicycle pathways are present along both the north and south sides of Haslett Road. The properties on the north side of Haslett Road are buffered from the CN railroad tracks by land preservation land.

LAND PRESERVATION



Staff Analysis

Based on file information the properties have been zoned PO since 1960. Staff is unsure when the properties transitioned from residential zoning (1948 zoning map) to office zoning as shown on the 1960 zoning map. The properties have been residential in nature since the houses were constructed. Information is not available to explain why the zoning for the subject properties changed from residential (1948) to office (1960) however staff assumes there was an assumption the Haslett commercial area would expand along both sides of Haslett Road and the existing single-family houses would eventually be replaced with commercial and office uses. The current property owners intend to maintain the residential use however PO zoning does not permit residential uses; therefore the existing residential use is considered nonconforming.

In 1978, the Planning Commission initiated a rezoning, REZ #78050, which included the eight properties under consideration now. In fact, four of the property owners who signed a petition in 1978 supporting the rezoning to residential then also signed the petition that prompted the Planning Commission's initiation of the current rezoning.

Properties along Carlton Street were rezoned from commercial to residential (RB) zoning in 1978 citing Carlton Street's residential character and preference for it to remain as such with the appropriate zoning. At the time members of the business community opposed the rezoning of properties on Haslett Road citing the "adverse impact the proposed rezoning would have on the expansion of business and professional services in the Haslett area," inconsistency with surrounding zoning and existing uses, anticipated sale and conversion of the "few and older" homes to commercial use, and the long range goals of the comprehensive development plan. It also appears Township officials preferred a wait and see approach to the potential future development of Haslett Road into a commercial and business center.

The six properties on the north side of Haslett Road being considered for rezoning are surrounded on the east and west sides by lots occupied by single family homes that will continue to be zoned PO. To the north is land preservation land zoned C-2. On the south side of Haslett Road, the two subject lots are between a former residence that has been used as an office in the past (west) and the residentially zoned Haslett Baptist Church (east). To the south land is zoned RB.

As the Planning Commission is aware from similar cases in the recent past, in viable residential areas, it has been shown the non-conforming use status can be a hardship for owners and potential owners. The Zoning Board of Appeals has limited authority to provide relief for nonconforming uses per Section 86-217 of the zoning ordinance. If rezoned, the existing single family homes would become conforming uses.

In making its evaluation, the Planning Commission should consider Township policies, stable (no attempts to convert properties to office use) or changing conditions (adoption of the mixed use planned unit development ordinance that is available for use in the PO district) or other reasons to support or oppose the rezoning.

Planning Commission Options

The Planning Commission will make a recommendation regarding the rezoning to the Township Board. A resolution will be provided for a future meeting.

Attachments

1. Property owners petition

g:/planning/glo/case management\REZ\13050\staff report\13050.pc1

20 August 2013

Meridian Township Planning Commission,

We, the undersigned, are requesting that Meridian Township initiates the rezoning of our properties located on Haslett Road, Haslett, Michigan from Professional and Office to RB residential.

Many of these homes were built in the early 1900's and have been used as residences since then. The properties were re-zoned in 1970 to Professional Office with the expectation that the town of Haslett would develop eastward. That did not occur, and all of these properties have continued to be residences since that time.

We appreciate your attention regarding this matter. If you wish to contact us concerning this change, we have each given our name, property identification number, address, and phone number, and signed this request.

Beatrice Otis
Mary Lee Miller

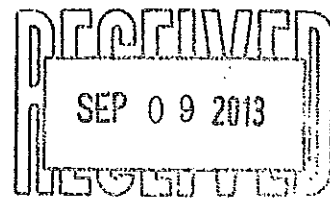
Beatrice Otis
Mary Lee Miller

Ray Holman
Kathi J. Hardin

Ray Holman
Kathi J. Hardin

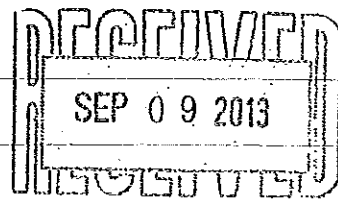
Nathan Chase
Esther D. Topper
Ben Dilday

Nathan Chase * see pg 2
Esther D. Topper attachments #6
Ben Dilday



2 attachments

Properties Identification



1. 33-02-02-11-302-010

1408 Haslett Rd. Haslett, Michigan

(517) 339-8609

Beatrice E. Otis

Beatrice Otis

2. 33-02-02-11-302-021

1404 Haslett Rd., Haslett, Michigan

(517) 339-8609

Beatrice E. Otis

Beatrice Otis

3. 33-02-02-11-302-020

1416 Haslett Rd.

Ph. 339-2373

MaryLee Miller

MaryLee Miller

4. 33-02-02-11-302-041

1422 Haslett Rd

Haslett, MI 48840

517 - ~~393-3~~ 339-7933

(cell) 517-924-1700

Ray Holman

Ray Holman

5)

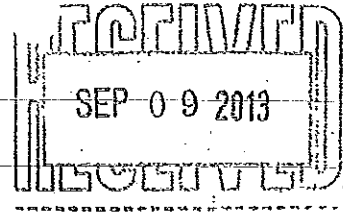
1434 Haslett Rd

Haslett, MI 48840

517 402-1258

Kathie Harden

Kathi Harden



6. 33-02-02-11-302-016

1433 Haslett Rd

Ph. 517-896-0854

Nathan Chase

Nathan Chase

Nathan Chase

7. 33-02-02-11-304-003

1443 Haslett Rd

Haslett, MI

48840

517-339-8768

Esther D. Topper

Esther D. Topper

8. 33-02-02-11-304-002

1442 Haslett Rd.

Haslett mi. 48840

517-256-3414

Ben Dilday

Ben Dilday

~~9. 33-02-02-11-304-002~~

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner

DATE: October 17, 2013

RE: Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish a C-PUD for the Meridian Mall site and to construct an approximate 18,650 square foot addition onto the existing building

The Planning Commission held the public hearing on October 14, 2013 regarding the request to establish a commercial planned unit development for the Meridian Mall and to construct an approximate 18,650 square foot addition onto the building to accommodate a future 50,000 square foot retail tenant. The addition will be located on the north side of the Mall building west of Penney's on land currently used as a Mall service area. The C-3 (Commercial) zoned site is approximately 92.77 acres with frontage on Grand River Avenue, Marsh Road and Central Park Drive.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A resolution to approve has been provided.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Commercial Planned Unit Development #13034
(Jeffrey W. Kyes)
Meridian Mall**

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 21st day of October 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Jeffrey W. Kyes acting as the representative for CBL Properties has submitted a request to establish a commercial planned unit development for the Meridian Mall and to construct an approximate 18,650 square foot addition onto the building located on 92.77 acres with frontage on Grand River Avenue, Marsh Road and Central Park Drive; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 14, 2013 and reviewed and discussed staff material forwarded under staff memorandums dated October 10, 2013 and October 17, 2013; and

WHEREAS, the subject site is appropriately zoned C-3, (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of the general vicinity of the Township's commercial core which includes Meijer to the south, Meridian Towne Center anchored by Target and Kroger to the east, and Best Buy and Office Max to the west; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by public water and sanitary sewer; and

WHEREAS, the commercial planned unit development ordinance is intended to encourage investment to improve and maximize the utility of existing commercial sites in the Township; and

WHEREAS, investment in the Meridian Mall is consistent with the Township Board policy #1.3.3 to facilitate a thriving economic community by encouraging re-use in existing commercial buildings and preservation of existing commercial areas.

**Resolution to Approve
MUPUD #13034 (Meridian Mall)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #13034, subject to the following conditions:

1. The recommendation for approval is based on the updated Existing Amenities Plan dated October 10, 2013, Current Pervious/Impervious Plan, Current Parking Totals Plan, Site and Utility Plan, Storm and Grading Plan, Demolition Plan and Landscape Plan dated September 10, 2013; prepared by KEBS, Inc.; and an elevation plan and a photometric plan dated September 13, 2013 prepared by Herschman Architects Inc., subject to revisions as required.
2. Approval is subject to one or more amenities. The applicant proposes to apply existing amenities including the CATA transit stop, pedestrian access to Marsh Road and Central Park Drive, public seating benches, bike racks, and underground utilities and proposed amenities of public seating benches covered bike racks, planter and pavers and permanent open space.
3. Consideration should be given to additional amenities, for example; benches near the transit stop to improve the experience of transit users and the use of green building products and techniques.
4. The requested waiver for light pole height should be granted provided LED lighting is used for new or relocated poles and when fixtures are replaced.
5. The requested waiver for a parking reduction should be granted provided it is, to some extent, tied to the addition bicycle parking per Section 86-760(h) and additional landscaped islands are installed to offset the parking lot's heat island effect.
6. The character and quality of the building materials and general architectural design should be compatible with the most recent additions to the mall building.
7. Brick, stone or masonry products should cover no less than 60 percent of the building addition's façade that provides the main entrance to the building. Eliminate or significantly reduce the amount of Exterior Insulation and Finish System (EFIS) that is proposed.
8. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.
9. Where new landscaping, including street trees, is installed, it should be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department, as applicable.
10. Any future building addition or expansion should require modification to the Mixed Use Planned Unit Development #13034.

**Resolution to Approve
MUPUD #13034 (Meridian Mall)
Page 3**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 14th day of October 2013.

Patricia Jackson, Chair
Planning Commission