

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA

REGULAR MEETING

September 9, 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. August 26, 2013 Regular Meeting
4. Public remarks
5. Communications

A.	Ken O'Hara	RE:	Delhi Township Master Plan
B.	Steven E. Lamb	RE:	SUP #13121 (Meridian Township)
B.	Farideh Behforooz	RE:	SUP #13121 (Meridian Township)
C.	Christine G. Beavers	RE:	ZA #13040 (Planning Commission)
D.	Mark Kieselbach/Martha Wyatt	RE:	Signs in Multiple Family Districts
E.	Matthew J. Walters	RE:	SUP #13121 (Meridian Township)
F.	Bill Richardson	RE:	SUP #13121 (Meridian Township)
F.	Kimberly Kortgoede	RE:	SUP #13121 (Meridian Township)
G.	David DeLind	RE:	SUP #13121 (Meridian Township)
6. Public Hearings
7. Unfinished Business
  - A. Special Use Permit #13101 (St. Paul's Lutheran), request to use the building at 3407 Lake Lansing Road for philanthropic, educational and social programs
  - B. Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office
8. Other Business
  - A. 2005 Master Plan Goals and Objectives
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

**Planning Commission Agenda**  
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10. New Applications

- A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway
- B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway

11. Site Plans received

12. Site Plans approved

13. Public Remarks

14. Adjournment

**Post Script: None**

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**

**September 23, 2013  
Regular Meeting 7:00 p.m.**

**Regular Meeting**

1. Public Hearings
  - A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway
  - B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway
2. Unfinished Business
3. Other Business

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 26, 2013

**DRAFT**

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

PRESENT: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin (7:03 P.M.),  
Salehi (7:05 P.M.), Scott-Craig  
ABSENT: None  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

Chair Jackson called the regular meeting to order at 7:01 P.M.

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes**

Commissioner Cordill moved to approve the Regular Meeting Minutes of August 12, 2013. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 7-0.

**4. Public Remarks**

Chair Jackson opened and closed the floor for public remarks.

**5. Communications (None)**

**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

Chair Jackson opened the public hearing at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated August 22, 2013.
- Applicant  
Danelle Lofton, 5130 Wexford Road, Lansing, spoke in support of this adult day care community outreach for International New Life Church. She believed this day care program will be a coaching mechanism to achieve a good quality of life while allowing adults to remain in their own home as long as possible. Ms. Lofton indicated Michigan's Office of Services to the Aging (OSA) guidelines will be followed when operating this adult day care center.

Pastor Phillip Moore, 3665 Ponderosa Drive, Okemos, spoke to the community need for an adult day care facility to allow attendees to maintain a specific quality of life and urged the Planning Commission to move forward on this request.

- Kim Carpenter, 4080 Hulett Road, Okemos, believed state regulations for adult day care facilities are vague and inquired if the Township would impose additional regulations. She expressed concern with how drugs which will be stored on the premises and if ex-convicts would be allowed at the facility.

Planning Commission discussion:

Commissioner Honicky requested the applicant explain reimbursement the day care facility will be receiving through insurance.

Ms. Lofton indicated she is working with the employee who oversees adult day care funding for the State of Michigan and will be reimbursed the standard hourly rate for care.

Commissioner Honicky asked how the applicant would identify clients who no longer fit the level of care the facility could provide.

Ms. Lofton indicated staff will work with clients' primary care physicians as well as other agencies to properly screen in order to ascertain the appropriate care needed.

Commissioner Honicky inquired if the applicant has a screening device it will utilize to determine if the current level of care is still appropriate.

Ms. Lofton indicated day care staff will observe clients on a daily basis and perform an assessment as needed.

Pastor Moore added day care staff will be working with each client's physician on an ongoing basis.

Commissioner Salehi asked if Ms. Lofton was a church member or church employee and if she has been involved in setting up other adult day care facilities.

Ms. Lofton answered she is a church member, has worked with the elderly for more than 16 years, although she has not previously been involved in setting up other adult day care facilities.

Commissioner Salehi noted that earlier the applicant referred to OSA guidelines and inquired what the acronym OSA stands for.

Ms. Lofton replied OSA stands for Office of Services to the Aging, a state umbrella agency which provides operating standard guidelines for adult day care.

Commissioner Salehi asked the applicant to summarize OSA guidelines for adult day care facilities.

Ms. Lofton noted the guidelines are available online, and are 100+ pages in length. She stated pages 52- through 57 specifically speak to adult day care.

Commissioner Salehi inquired if the applicant had provided the OSA guidelines for the Planning Commission.

Principal Planner Oranchak replied they had not.

Commissioner Salehi asked if OSA guidelines must be met in order to acquire federal or state funding.

Ms. Lofton responded in the affirmative.

Chair Jackson inquired if OSA was a State of Michigan agency or an industry agency.

Principal Planner Oranchak clarified OSA is a state umbrella which developed the standards required in order to receive federal or state funding.

Commissioner Scott-Craig expressed appreciation that the applicant will adhere to the OSA requirements. He asked the applicant if they were in agreement with condition #2 of the resolution which limits enrollment to 25 senior adults, 65 years or older.

Pastor Moore expressed concern with the limitations placed on both the number of clients and the age of those clients stated in the resolution. He believed it unfair for the previous child day care which operated in this facility to be allowed 38 children, while not allowing him the same number of clients.

Chair Jackson inquired, based on OSA standards and requirements, how many individuals could be cared for based on the size of the building.

Pastor Moore responded that according to OSA standards, they would be allowed well over 75 clients within the building.

Ms. Lofton added the time each client is in attendance at the adult day care facility will vary, e.g., some clients may attend on Monday, Wednesday and Friday mornings, while other will attend on Tuesday and Thursday afternoons.

Commissioner Deits stated his "quick calculation" of an 8,000 square foot building, supposing 200 square feet for each client, results in the ability to care for 40 clients. If the square feet per client is reduced to 100 square feet, the results would allow 80 clients. He expressed concern with condition #2, noting he did not believe an age restriction was necessary and believed the number of clients should be for clients in the facility at any given time.

Commissioner Cordill inquired if there are OSA standards regarding square footage per client in an adult day care facility.

Commissioner Scott-Craig indicated OSA standards do not contain any such regulation, noting the State of Michigan has chosen not to license and, therefore, not regulate adult day care facilities like child care facilities. He stated 200 square feet per client is not a lot of space, and offered his support for a number between 40 and 80 clients as well as removing the age restriction.

Commissioner Salehi suggested not placing a cap on the number of clients to be served, as there is no indication in the OSA guidelines of any client limit or space requirement.

Commissioner Hildebrandt believed there needs to be a reasonable number of clients contained in the resolution.

Commissioner Honicky indicated the proposed age requirement is a way to screen drug users, felons, ex-convicts, etc. as clients. He expressed concern with the ratio of one caregiver to ten (10) clients when dealing with medically fragile individuals without an employee contingency plan. Commissioner Honicky expressed a desire to see a plan in place to deal with emergencies.

Commissioner Ianni stated the zoning amendment initiated by the Planning Commission specifically excluded half-way houses and like facilities from the definition of an adult day care facility, so that is already specifically excluded under the ordinance.

Principal Planner Oranchak reminded Commissioners that while a public hearing was held on the proposed zoning amendment, the ordinance has not passed the Board and the definition is not in place within the Township's Code of Ordinances.

Commissioner Deits added facilities to treat drug users and ex-felons are regulated under separate state regulations.

Commissioner Honicky voiced his reluctance to give "carte blanche" to a facility that could take individuals under treatment since there is no definition of adult day care. He did not believe the community would be prepared to allow such a broad range of persons.

Commissioner Salehi indicated he could not support an age restriction unless there is empirical rationale for setting such a limitation. He requested information on what other cities and Townships have done that have approved adult day care centers. He believed the lack of an age contained in the OSA guidelines was purposeful.

Commissioner Deits stated there is no language contained in the application that it is to be a senior day care center. He believed it highly inappropriate to use age as a screening tool.

Principal Planner Oranchak noted the draft was written based on comments made by the applicant in its first meeting. She indicated the applicant has yet to provide a floor plan on how the building will be used and stated the Planning Commission may wish to add a condition regarding occupancy rates.

Commissioner Deits believed the Planning Commission should respect state regulations, since the Commission is not a regulatory body in this regard.

Chair Jackson asked at what age OSA standards apply to individuals.

Principal Planner Oranchak replied OSA has standards on how to operate facilities and cannot override building code standards for the Township. She indicated the Commission cannot assign a specific number of clients which cannot comfortably or legally be accommodated in the structure.

Chair Jackson asked if the proposed use has to go through the building permit process, since the building is not being altered.

Principal Planner Oranchak responded they are possibly adjusting the capacity of the building.

Commissioner Norkin also expressed concern with an age limitation for these types of facilities. He asked Commissioner Honicky what other criteria could be used other than age to screen out undesirable situations to ensure a use which is in "sync" with the community's objectives.

Commissioner Honicky indicated that people who live past the age of 65 will likely live an additional 15-20 years so people who have the potential for serious illness have already been "screened out." He voiced concern staff would have sufficient training to recognize when a client develops a debilitating condition and no longer belongs at the facility. Commissioner Honicky believed it necessary to have a registered nurse (RN) at the center.

Commissioner Salehi indicated OSA guidelines require a RN to administer medical service as well as a full-time program director with a bachelor's degree in health and human services related areas.

Commissioner Ianni expressed concern with burdening this particular applicant on this property more than others in the community.

Commissioner Cordill noted incongruities in the paperwork submitted as to who is allowed to dispense medication. She inquired if it is the intent of the applicant to have a registered nurse on duty during hours of operation.

Commissioner Salehi read from the appropriate section of the OSA guidelines.

Commissioner Deits again stated it is not the responsibility of the Planning Commission to legislate regulations within the context of this single land use.

Commissioner Salehi noted the state distinguishes between adult day care services and dementia adult day care services. He inquired if the applicant would be providing care for clients with dementia.

Ms. Lofton responded the applicant will not be providing services to dementia adults.

Chair Jackson closed the public hearing at 8:05 P.M

Chair Jackson reopened the public hearing at 8:06 P.M.

- Public

Joseph Guzman, 4084 Hulett Road, Okemos, expressed opposition to this special use permit, noting this location is near his home and across the street from an elementary school. He voiced concern that this business activity within the church is setting a precedent for all other churches in a residential community. Mr. Guzman believed the Planning Commission's objectives are two-fold: 1) What is in the best interest of the community and (2) what is called for by the neighbors. He reminded Commissioners that this use is not a right and the Planning Commission does not have to approve this activity within the church.

Chair Jackson closed the public hearing at 8:10 P.M.

- B. Special Use Permit #13101 (St. Paul's Lutheran), request to use the building at 3407 Lake Lansing Road for philanthropic, educational and social programs

Chair Jackson opened the public hearing at 8:10 P.M.



- Summary of subject matter  
Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated August 22, 2013.
- Applicant  
Pastor Richard A. Moe, St. Paul Lutheran Church, 1553 Woodside, East Lansing, requested this SUP to make better use of the property. Since the church is landlocked, he believed this SUP would allow additional church activities (quilt making, youth activities, food pantry, personal needs closet) in the subject building without losing parking in order to expand the existing church building itself to accommodate those additional activities.

Planning Commission discussion:

Commissioner Salehi inquired about the potential impact on the neighbor to the west.

Julie Anderson, church member, 1961 Riveria, East Lansing, indicated her husband spoke with the neighbor who was pleased to have the church purchase the property and "clean" it up.

Commissioner Salehi inquired as to the use of the building since purchased in 2008.

Ms. Anderson responded small Sunday school classes, youth group rooms, quilt making, etc.

Commissioner Salehi asked if the SUP request was formalizing existing activity.

Principal Planner Oranchak responded in the affirmative, adding the food pantry was a recent addition.

Ms. Anderson added there would be no significant change in the amount of activity which takes place in the building.

Commissioner Cordill inquired about the hours of operation for the pantry.

Ms. Anderson responded the pantry is run on an appointment basis, having served 45 families since January.

Commissioner Deits inquired about the process for any future expansion.

Principal Planner Oranchak answered the applicant would need to make a request to modify the special use permit.

Commissioner Deits asked for the size of the church parcel.

Pastor Moe believed it to be approximately 2.3 acres.

Commissioner Deits asked staff what would be the impact of the SUP if this was a single parcel of land.

Principal Planner Oranchak responded the applicant wouldn't need a variance for the size, but would still need a variance for the setback.

Commissioner Deits requested landscaping between the subject building and the neighbor to the west as a condition to address the possible ownership change for that parcel to the west in the future.

Commissioner Salehi asked if the ingress and egress is only on the eastern side of the building.

Pastor Moe indicated there is no door on the western side of the building.

Commissioner Salehi believed, given no access on the western side of the building, that the neighbor to the west cannot see activity taking place on this parcel. He also thought landscaping between the two buildings would not be necessary.

Commissioner Deits clarified he thought landscaping would assist with noise penetration.

Chair Jackson noted this parcel, used by a church, is zoned office in the City of East Lansing. She believed there needs to be a legal recording of the association between the two properties.

Principal Planner Oranchak believed the chair's suggestion could be addressed through a condition in the resolution. She added there may need to be a formal agreement regarding the two properties as one is located in Meridian Township and one in East Lansing.

Commissioner Cordill asked where people park who come to the food pantry.

Pastor Moe responded clients park in the church parking lot. He added that clients come to the building, choose the desired food, and then church staff packages the selection and brings it to the client in a wagon down the ramp and then loaded into the clients' car.

Chair Jackson closed the public hearing at 8:32P.M.

- C. \*Special Use Permit #13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road

Chair Jackson opened the public hearing at 8:32 P.M.

- **Summary of subject matter**  
Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated August 22, 2013.
- **Applicant**  
Director Severy indicated the pedestrian bridge will be constructed on the west side of Okemos Road. He added the Township will remove the existing sidewalk so there will no longer be a connection from the existing pathway to the bridge once the new pathway is built. Director Severy stated new pilings and supports will be constructed on both sides of the river, acknowledging the structure itself is well above the floodplain. He added the fill in the floodplain is approximately 1-1/2 feet deep and four feet wide, and explained the computation to obtain the 7.8 cubic yards of fill.  
  
Director Severy explained the proposed compensating cut is west of the bridge along the bank of the river.
- **Public**  
Roger Simkin, 2032 Central Park Drive, Okemos, expressed support for the placement of a proper walkway in this area for safety of both bikers and walkers.  
  
Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke in support of the proposed project, indicating it is long overdue.

Planning Commission discussion:

Commissioner Salehi inquired as to the cost of this project.

Director Severy estimated \$400,000-\$500,000, adding it has not been let for bid as the footings have not yet been designed. He added this bridge is similar to an existing bridge on the west side of Marsh Road, south of Haslett Road.

Commissioner Salehi inquired as to the length of the bridge.

Director Severy responded approximately 215 feet.

Commissioner Salehi asked if there have been incidences of injuries on the old bridge due to its hazardous nature.

Director Severy responded he was not aware of any, but the Township has closed the bridge in the winter for the last two (2) to three (3) years for safety reasons.

Commissioner Ianni believed granting this special use permit will make it safer for pedestrians and bicyclists, will increase nearby property values and is in line with our complete streets concept.

Commissioner Deits believed this bridge will be a centerpiece for downtown Okemos, and encouraged the Township to look at aesthetics, i.e., color, design, etc. when letting this project out for bid.

Commissioner Cordill inquired about the fence along the bridge on Marsh Road, specifically covering the top.

Director Severy responded the bridge on Marsh Road has eight (8) feet of vertical clearance and has a fence across the top.

Commissioner Cordill asked if the same fencing would be necessary for the proposed SUP.

Director Severy responded the fencing around the bridge on Marsh Road was to address safety concerns by individuals throwing objects onto the railroad tracks. He did not believe the bridge on Okemos Road would need coverage on the top or sides.

Commissioner Cordill inquired as to the height of the bridge.

Director Severy responded it may be as tall as the bridge on Marsh Road; however, part of the structure may be below the walkway to the bridge, adding the depth is needed for the strength of the structure due to the length of the bridge.

Commissioner Cordill asked how the walk is separated from the car traffic.

Director Severy indicated part of the existing sidewalk will be removed, and the proposed sidewalk will tie into the remaining portion. He noted there will be a concrete walk from each end of the bridge which ties into the existing walk.

Commissioner Cordill stated the pathway appears to be at least as wide as the sidewalk.

Director Severy responded it would normally be built eight (8) feet wide, but there is a possibility it will need to be ten feet for structural stability due to its length.

Commissioner Hildebrandt concurred with a previous Planning Commissioner comment about the need for aesthetics, due to it being a gateway to the community.

Commissioner Norkin asked if there are any plans built into this project which would discourage either pedestrian or bicyclists on the opposite side of the bridge for safety.

Director Severy responded by pointing to the location of the Camelback Bridge, which currently has a sidewalk located on it separated from traffic by a concrete railing.

Commissioner Norkin inquired if one bridge should be designated for bicyclists and one for pedestrians for separation.

Director Severy stated it is his preference to use this pathway for southbound bicyclists and the other pathway for northbound bicyclists. He believed pedestrians could walk on either side. He voiced a concern that pedestrians would not follow directions even if the Township implemented such a separation. Director Severy acknowledged that while it would be desired to separate pedestrians, bicyclists and vehicular traffic, the existing situation makes it difficult unless the pathway was increased to 16 feet in width.

Commissioner Deits added that while the complete streets concept speaks to multi-modal transportation, it doesn't conclude within itself a standard for true separation in all cases. He voiced concern that enforcing east-west cross traffic in order to get to the "appropriate" side of the bridge could create more problems than solved by the separation.

Commissioner Honicky asked how the Township can prevent scooters, three wheelers, etc. from using the bridge.

Director Severy responded it would be difficult to prevent scooters from using the pathway. He noted the interurban pathway is chained so wider vehicles cannot gain access. He suggested the possibility of signs and notification to the police department. Director Severy added a scooter is no wider than a bicycle and presents a real challenge.

Chair Jackson spoke to the costs associated with this project.

Director Severy responded all the money will come from the Pathway Millage Fund.

Commissioner Cordill inquired if the bridge is to receive southbound bicycle and pedestrian traffic since it is located on the southbound bridge on Okemos Road.

Director Severy responded it will receive bicycle and pedestrian traffic from both directions. He added there is a separate sidewalk across the Camelback Bridge approximately five (5) feet in width which can be used.

Chair Jackson closed the public hearing at 8:57 P.M.

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

Chair Jackson opened the public hearing at 8:57 P.M.

- Summary of subject matter

Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated August 22, 2013.

- **Applicant**  
Directory Severy offered a rendering of the proposed fire station, noting the building will be moved back to accommodate the 50 foot setback requirement. He pointed to the training tower location, indicating the training tower will be let as an alternate bid in the event funds are not available to construct both the station and tower.
- **Public**  
Dr. David Strobl, 1320 Cove Court, Okemos, expressed concern with the proposed location, citing the financial and noise impact to residents of Autumn Park Condominiums located across the street. He questioned the linking of this location to placement of a new fire station on the ballot and wondered why this type of hearing could not have been held before the ballot question. Dr. Strobl requested the Planning Commission consider the quality of life of residents across the street from the proposed location.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke to noise pollution from the sirens which will be experienced by the Autumn Park Condominium owners (more than 96.5 decibels) as well as residents of Ottawa Hills. She addressed the health consequences of noise. Ms. Simkin spoke to the increased size of the proposed new station. She suggested placement of the fire station behind the post office or moving it in the commercial district.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke to the expense and the size of the property proposed for placement of the new central fire station. He expressed concern with the large size of the building and believed it is being placed in the wrong location. Mr. Kincaid showed photos of the flooding of Okemos Road and the alternate route which would have to be taken by emergency vehicles to access areas on the other side of the flooding. Mr. Kincaid suggested a better location to be on Gaylord C. Smith Court, next to Nancy Moore Park. He believed the location on Gaylord C. Smith Court to be more financially sustainable and would have less of a long-term budget impact. Mr. Kincaid spoke to the disparity in the amount of packet information placed on the website vs. what is available at the meeting.

**Planning Commission discussion:**

Commissioner Salehi expressed concern with the location, as he believed the land was prime and had much better use for potential development. He was disturbed that residents living in the Autumn Park Condominiums across Central Park Drive would have to endure sirens multiple times during the night when emergency vehicles were sent on a run. Commissioner Salehi believed the location on Gaylord C. Smith Court to potentially be a much better place to house the new fire station.

Commissioner Ianni asked if the Gaylord C. Smith Court location was considered.

Director Severy indicated there would be severe problems with the Gaylord C. Smith Court location as it is not on a main road and there are considerable wetlands on the property. He added if there is little traffic in the evening on Central Park Drive, the Fire Department would not have to use sirens. Mr. Severy noted that if the fire station is located as proposed, there are plans to utilize electronic controls for lights at Central Park Drive and Okemos Road. Mr. Severy stated that since the Ingham County Drain Commissioner has removed the log jams from the Red Cedar River, the water on Okemos Road referred to in earlier public comment has dropped significantly.

Commissioner Cordill inquired about placement of the fire station in the southeast portion of the parcel behind the post office.

Director Severy responded there is concern with the shape of the site and that the location would require fill in the floodplain, but acknowledged it would provide more distance from the condominiums. He did not believe it would address the noise issue for residents of the Autumn Park Condominiums as emergency vehicles would still need to use Central Park Drive.

Commissioner Deits inquired as to the discretion of the Planning Commission relative to the location of the proposed fire station, given that the location was contained in the language of the ballot initiative.

Principal Planner Oranchak replied that she was not clear regarding the Planning Commission's connection to the ballot initiative as the only request before the commission is to consider this specific site for the new fire station. She indicated Planning Commission action on this SUP is limited to approval, approval with conditions or denial.

Commissioner Deits asked how the size of the building was determined.

Director Severy answered that initial discussions included the number of bays needed to house equipment. He noted fire staff visited other stations in the greater Lansing area and once a consultant was hired, staff traveled to Indiana where several of the stations designed by the consultant were reviewed. Director Severy stated the former Township Manager and the Fire Chief worked with a local architect and local construction firm to produce a conceptual design to ascertain a preliminary cost figure in order to place this initiative on the ballot for approval.

Commissioner Deits asked what type of activities would take place at the training tower.

Director Severy responded the three (3) story tower would be used for training on hauling hoses up and using the ladder truck for access to upper floors in the event of a fire.

Commissioner Hildebrandt asked what was the benefit of having three (3) fire stations on the same road for a township the size of Meridian.

Director Severy believed it to be primarily for faster response time and Okemos Road is in center of the more heavily populated area in the township.

Commissioner Hildebrandt asked if the fire station was to be moved behind the post office, would access be possible from the rear of the strip mall (which currently houses Best Buy and Office Max) to Okemos Road.

Director Severy stated the only way to do that without going across a large wetland would be to use the road which runs along the western edge of the mall and then in front of Best Buy.

Commissioner Hildebrandt inquired as to other sites which were considered.

Director Severy answered that he was not involved in the site selection process, so he does not have an answer to that question.

Commissioner Hildebrandt requested staff obtain that information when this issues comes back to the Planning Commission.

Principal Planner Oranchak added that reuse of the existing site on Okemos Road, a location on Grand River Avenue east of Marsh Road and the proposed site were all considered. She believed the determination was made based on distance and response time.

Commissioner Hildebrandt asked if the average of four (4) trips per day mentioned earlier was accurate.

Director Severy offered information from the Fire Chief that in the last week, 100 calls (most of which were ambulance) were split between the three (3) stations, of which approximately 40 were responded to by the central station.

Commissioner Salehi asked who conducted the site analysis and looked at the options.

Principal Planner Oranchak indicated the Fire Chief provided information for Township Board review early in the process.

Commissioner Salehi asked if the Board debated the options and selected this as the preferred site.

Principal Planner Oranchak responded that she believed that was the case.

Commissioner Salehi noted mention was made of moving the Farmers Market and inquired if the current location and land west of it was ever considered as an option for location of the new central fire station.

Principal Planner Oranchak stated land west of the current Farmers Market is wetland and floodplain.

Commissioner Deits offered a brief history of the Planning Commission's previous purview relative to the Capital Improvement Plan.

Commissioner Hildebrandt reminded fellow Commissioners that while the commission may not have fiduciary responsibility, it does have the responsibility to do what is "right" for a majority of residents in the Township in the best manner it can. She stated the Planning Commission does have the right and/or responsibility to say no if this isn't what is best for the Township.

Commissioner Scott-Craig stated there is need for a redress mechanism for residents of the Autumn Park Condominiums across the street if the proposed location moves forward.

Commissioner Deits asked if an intermittent red light east of the fire station could be installed to coordinate with the light at Central Park Drive and Okemos Road, effectively stopping traffic from entering that segment of Central Park Drive thereby negating the state requirement to engage the siren leaving the station.

Director Severy responded it has been accomplished at other locations, but for different reasons.

Commissioner Deits asked that his suggestion be taken into consideration.

Commissioner Norkin asked if a floating cement bridge was considered to address the seasonal flooding on Okemos Road.

Director Severy responded Ingham County looked at trying to obtain grant money a few years ago to raise Okemos Road. He noted that in the event of a 100 year flood, the next section to flood would be the intersection of Okemos Road and Grand River Avenue, as water backs up through the storm drain which drains that intersection. He added that a fire truck can traverse water which a car cannot and, even if the county closed the road due to 6" of flooding, a fire truck could travel through it.

Commission Norkin asked if the distribution of the three (3) fire stations was expressly due to the railroad tracks.

Director Severy believed that certainly was part of the study conducted and would make that study available to the Planning Commission.

Chair Jackson inquired if the station was placed on the corner of Okemos Road and Central Park Drive facing Okemos Road, would it lessen the noise issue for residents living in the condominiums on Central Park Drive.

Director Severy responded it would probably "somewhat" reduce noise to the condos, but would complicate traffic flow from cars on Okemos Road and increase noise to the residents of Ottawa Hills.

Chair Jackson asked for an explanation on how the call load would be handled in the event of flooding on Okemos Road if the fire station is located as proposed.

Director Severy stated that if the north station was unable to respond, the shortest route would be to travel to Marsh Road, turning west onto Haslett Road. He was unsure of the length of time involved to travel that alternate route.

Commissioner Salehi inquired as to why the current Clinton Street location was not being renovated.

Director Severy answered that the consultant determined the location was not feasible for renovation, and would need to be torn down and rebuilt.

Commissioner Salehi asked why consideration was not given to tearing down the current central fire station and then rebuilding it on the same site.

Principal Planner Oranchak indicated the parcel is too small, partially in the floodplain and located in downtown Okemos where the Okemos Road traffic is "horrendous" for getting fire vehicles out of the site. She noted the current location could not accommodate the size of the proposed facility.

Commissioner Salehi inquired as to the size of the Clinton Street site.

Principal Planner Oranchak did not know the exact size, but indicated she would be surprised if it was one (1) acre. She added that a fire station is not the best land use for property in downtown Okemos.

Commissioner Salehi expressed concern that the existing fire station would sit "derelict" in downtown Okemos.

Principal Planner Oranchak indicated the property could be sold for potential commercial development which would increase the viability of downtown Okemos.



Commissioner Deits, as liaison to the Downtown Development Authority (DDA), believed the DDA views the land currently housing the central fire station as a resource for future development. He believed the proposed Douglas J project will stimulate interest in that property.

Commissioner Ianni also requested the Planning Commission be provided with EMS and fire response times used as rationale for the proposed location.

Chair Jackson closed the public hearing at 10:05 P.M.

**Commissioner Cordill moved to suspend Rule 5.14 to allow introduction of an agenda item after 10:00 P.M. Seconded by Commissioner Norkin.**

Planning Commission and staff discussion:

- September 9<sup>th</sup> Planning Commission agenda would contain four (4) items for decision making as well as some outstanding zoning amendments

VOICE VOTE: Motion carried 8-1 (Honicky).

## 7. Unfinished Business

**Commissioner Deits moved to suspend Bylaw #6.4A to proceed with making a decision on Special Use Permit #13061 (Caring Hand) the same night as the public hearing. Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried 8-1 (Honicky).

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  
**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13061 subject to the following conditions:**

1. Approval is based on the application and materials submitted with it dated November 13, 2012, subject to revisions as required.
2. No more than 25 senior adults, 65 years or older, shall be enrolled in the Caring Hand Adult Day Care Center.
3. Hours of operation for Caring Hand Adult Day Care shall not exceed 16 hours per day.
4. The applicant shall obtain all applicable permits, licenses, and approvals from the Township prior to any work taking place on the site to accommodate the adult day care use. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
5. Prior to occupancy by Caring Hand, the building shall be inspected for compliance with ADA requirements and safety by Meridian Township's Chief Building and Fire Marshall.
6. The final site plan and landscape plan are subject to the approval of the Director of Community Planning and Development.

7. Any future modification to the site to modify the use will require an amendment of the special use permit.

Seconded by Commissioner Scott-Craig.

The seconder offered the following friendly amendment:

- Delete condition #2

The amendment was accepted by the maker of the motion.

Planning Commission discussion:

- Good use in an area with other churches
- Use will not adversely affect traffic in the area
- Concern about the type of clients will be addressed in the definition which will be discussed at the Planning Commission's next meeting
- Belief there should be a ceiling on the number of individuals served
- Adoption of a future definition would require the existing use to be grandfathered
- Preference to have a definition of an adult day care facility in the zoning ordinance prior to approving any adult day care centers
- Need to prescribe the number of clients served since no working definition exists
- Concern with developing a standard for the number of clients served and then changing that number
- Applicant can petition the Planning Commission to amend the resolution to increase the number of clients
- Possible inclusion of restrictive sentences previously discussed
- Drug rehabilitation, half-way houses for ex-felons, etc. are regulated separately by the state
- Belief this facility, without restriction, could serve a large clientele that could include drug users, and ex-felons

Commissioner Deits offered the following amendment as condition #2:

- 2. No more than 40 adult clients shall be present at any one time in the Caring Hand Adult Day Care Center.

Seconded by Commissioner Norkin.

VOICE VOTE: Motion carried 8-1 (Honicky).

Continued Planning Commission discussion:

- Applicant has been unduly delayed
- Risk of treating drug users and ex-felons is very minimal
- Public comment regarding breaking into the facility to steal stored drugs is not a credible statement
- No evidence presented that this activity is a risk to the neighborhood or children attending the nearby school
- Concern that 16 hours of operation is too long
- State law allows 16 hours for child care facilities
- Concern with restoration of the original condition #2 is silent on the issue of how many individuals under the age of 65 may be in attendance at the facility
- Ratio of staff to clients

Commissioner Honicky moved to amend condition #2 to read:

- "2. No clients shall be under 65 years of age."

The motion died for lack of a second.

Commissioner Hildebrandt called the question.

ROLL CALL VOTE: YEAS: Commissioners Deits, Ianni, Hildebrandt, Norkin, Salehi, Scott-Craig, Chair Jackson  
NAYS: Commissioners Cordill, Honicky  
Motion carried 7-2.

- B. \*Special Use Permit #13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road

Commissioner Scott-Craig moved to suspend Bylaw #6.4A to consider Special Use Permit #13111 the same night as the public hearing. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 8-1 (Hildebrandt).

Commissioner Scott-Craig moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13111 subject to the following conditions:**

1. Approval is subject to the revised pathway bridge plan prepared by the Meridian Township Department of Public Works & Engineering, dated August 23, 2013, and the related materials submitted as part of Special Use Permit #13111, subject to revisions as required.
2. The applicant shall obtain any applicable permits, licenses, and approvals from the Michigan Department of Environmental Quality prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.
3. In no case shall the impoundment capacity of the 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 all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.
6. The disposed materials at the off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning & Development.

Seconded by Commissioner Norkin.

Planning Commission discussion:

- Resolution language which addresses reseeded and checking over a period of time typically speaks to wetlands not floodplain areas

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

NAYS: None

Motion carried unanimously.

**8. Other Business (None)**

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

**10. New applications (None)**

**11. Site plans received (None)**

**12. Site plans approved (None)**

**13. Public remarks**

Chair Jackson opened public remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, asked how much is enough and where is the right location relative to the issue of the central fire station. He believed the existing location could be utilized if the end of Ardmore Street was closed.

David Strobl, 1320 Cove Court, Okemos, spoke to the impact of the noise level for the new location of the central fire station on nearby residents. He believed the burden of proof has not been met by the Township.

Susan Simkin, 2032 Central Park, Okemos, believed relocation of the proposed new central fire station behind the post office would reduce noise level for residents of the condominiums by 11 decibels.

Chair Jackson closed public remarks.

**14. Adjournment**

Chair Jackson adjourned the regular meeting at 11:02 P.M.

Respectfully Submitted,

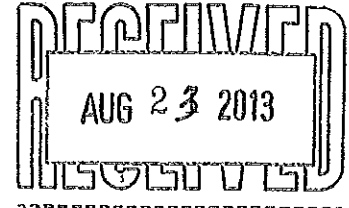
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Sandra K. Otto  
Recording Secretary

**DELHI CHARTER TOWNSHIP**  
**DEPT. OF COMMUNITY DEVELOPMENT**

2074 Aurelius Road  
Holt, MI 48842-6320

Phone (517) 694-8281  
Fax (517) 694-1289



August 21, 2013

Planning Commission / Township Board  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

RE: Draft of Proposed Amendments to Delhi Township Master Plan

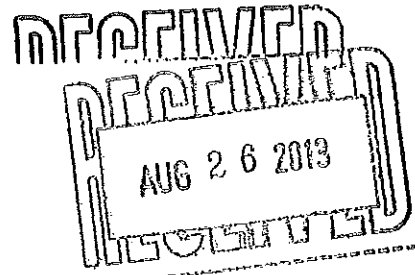
Dear Commissioners and Board Members:

Enclosed for your review is a copy of the draft proposed amendments to the Delhi Charter Township Master Plan. We invite your review and comment on the proposed changes. Any comments can be submitted directly to our Director of Community Development, Ms. Tracy LC Miller who will forward them onto the Planning Commission for consideration. She may be reached at 517-694-8281 or via e-mail at [tracy.miller@delhitownship.com](mailto:tracy.miller@delhitownship.com).

Thank you for the opportunity to submit our draft. Please do not hesitate to contact Ms. Miller if you have any questions or comments. Thank you in advance for your time and attention to this matter.

Sincerely,

Ken O'Hara, Secretary  
Delhi Charter Township Planning Commission



To whom it may concern,

Proposed fire station

Not only is there concern that the fire station will increase the community's debt load during a time of an uncertain economy and municipal bond market, but what will the impact be on the market values on existing residential properties near the new station

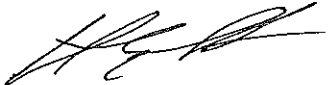
There are questions about the process followed in reaching the decision on where to locate the new fire station. What other sites were evaluated in the process? There are at least three other property to the east of the post office on Central Park Drive that are not currently zoned residential and are near commercial or government offices.

Noise pollution's impact on the residential community near the Central Park Drive and Okemos road intersection is a primary concern with the location of the new fire station. This concern can be reduced by constructing the fire station on one of the property located east of the post office.

Environmentally the property now being considered for the fire station could be better utilized for alternative community projects that are environmentally friendly and generate less noise pollution.

In addition, Okemos road floods during certain periods during the year, which increases response time from the Central Park location.

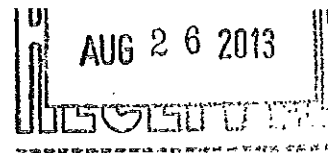
Steven E. Lamb  
2026 Central Park Drive  
Okemos, Michigan  
(517) 648-6447



August 26, 2013

FROM

Farideh Behforooz  
2022 Central Park Drive  
Okemos MI 48864



To Charter Township of Meridian  
attention Gail Oranchak AICP

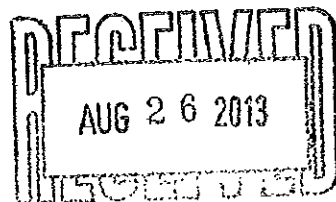
Dear Planning Commission of Meridian  
Township This subject is about  
Special Use Permit # 13121 Making  
Fire station on the south side of Central Park  
a cross from my Condo.

I am disagree with your decision, Please  
move your plan somewhere else.

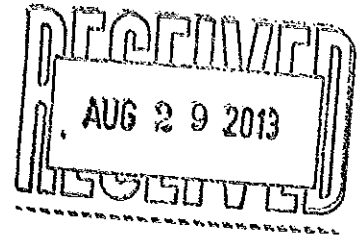
Your plan bring market value of my Condo  
much lower than it is and make me to lose  
my home to the Bank. I bought my Condo  
at 2007, I paid 50% down payment  
because of bad economy I lost all my  
down payment and I am under the water.  
Your project cost me to lose my Condo  
to the Bank.

If you want to make fire station here  
first buy my Condo and give me my money.  
We are old people we can not handle endless  
sleepless night by fire station siren.

I hope you consider my request before  
making your fire station here.



Thanks Behforooz  
→



August 20, 2013

To: Planning Commission, Meridian Township  
Subject: Adult Day Care

I have been mulling over the discussion on Adult Care Centers that recently came to the attention of the Planning Commission. Given all the professions that are licensed by the State it is interesting that this type of facility, within the general definition, is not licensed. I am aware that there are conditions that may cause oversight by other agencies, but it leaves a gap for unlicensed facilities.

Adults in need of daycare will, in all probability, have physical and/or mental disabilities. It may be people with mental disabilities, including serious psychiatric problems that need trained supervision. If you have clients with physical disabilities the home would have to be equipped with ramps, bathroom, chair and bed assists; dementia clients would need locks on doors to prevent wandering and all may need medication dispensing. Because these are adults with special needs you would have to have extra staff to keep everyone safe and secure. Physical and mental able adults are not going to "daycare". They may go to senior centers and other events to socialize. They may stay with other family members but still be independent. Adult day care, I believe, is for people who are unable to safely stay by themselves, in their home, with minimum and sporadic supervision.

If you approve a home or facility as an adult day care is the township going to inspect the facility for client safety? Since the state will not write the rules -as they do with child care- will you determine if the facility meets ADA or other standards? If you do not take responsibility for inspection and there is a serious accident or death do you think the township will be held liable since they approved the use for such activities?

At what number of adults would a business need approval from the township? How many workers per adult? Do physically challenged adults need one on one compared to mentally ill adults or dementia? And the age definition of adult: over 21, 50, 65?

I would like to say that my definition of mentally ill is not alzheimers or dementia. It is mentally ill such as phsyctic, schizophrenic, etc. I was at a meeting when CMH discussed using Wardcliff School for autistic clients, primarily children. Some people were not happy and it was requested that the facility could not be used for other types of mental illness, similar to the ones previously mentioned. I doubt a home used for mental illness or drug rehab would be accepted in a residential neighborhood.



I do not think if you are taking care of one or two people you would request anything from the township. So I assume it would be four or five and above. And are you really going to say some disabilities are ok and some are not? Five dementia are ok but four schizophrenia's are not. That is discrimination even if intentions are well meant and that is a whole different problem. Are people in drug rehab ok to be in adult daycare if they still need daily supervision? Will guns be allowed on property that cares for people with mental or drug problems?

I believe this type of facility belongs in a church or building outside a neighborhood. They need space and safety that cannot be provided in a home. The Church currently waiting for approval is probably an appropriate site. If caregivers are being paid by Medicare or Medicaid the insurer will have requirements and they may even do inspections. But it is the request from a neighborhood that poses a problem and in those cases I think you should just say "no". A person that takes in vulnerable people, without any minimal requirements or oversight: it could be a dangerous combination. I think it should be allowed when another agency such as Office on Aging, Medicare or Medicaid is involved and will provide oversight of the facility and certification of the caregivers. Lastly, this should never be compared to child care. I have worked or cared for mentally ill, persons with dementia and physically disabled adults. Their care is far more demanding than child care.

Sincerely




Christine Goodrick Beavers  
5125 E. Brookfield  
East Lansing, MI 48823

# MEMORANDUM

TO: Township Board

FROM:   
Mark Kieselbach  
Director of Community Planning and Development

  
Martha K. Wyatt  
Associate Planner/Landscape Architect

DATE: August 30, 2013

RE: Signs in Multiple Family Zoning Districts

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Recently the Director of Community Planning and Development made a determination regarding a proposed use in the RCC zoning district (sign on top of a covered entryway), for the apartment building located at 2900 Northwind Drive. On July 23, 2013, Brent Blaikie (Hardman Signs), representing the property owner of 2900 Place Apartments (VSH 2900 LLC), submitted a building permit application to the Township, for a sign to be installed on top of the covered entryway to the apartment building. The sign standards for multiple-family residential districts are outlined in Section 86-685(c). The type of sign proposed is not specifically listed as a permitted sign, thus the sign is prohibited.

In his letter to Mr. Blaikie dated July 26, 2013, the Director explained the building permit could not be issued as the proposed sign is not an allowed use in a multiple-family residential zoning district (RCC). Mr. Blaikie appealed the Director's decision to the Zoning Board of Appeals (ZBA). The case was heard by the ZBA on August 28, 2013 ((ZBA Case No. 13-08-28-2). The ZBA voted to affirm the Director's decision. As part of the discussion, the ZBA has asked the Planning Commission and Township Board to review the current sign standards for multiple-family zoning and consider updating the language or providing additional standards.

## Attachments

1. Letter from the Director of Community Planning and Development dated July 24, 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

July 26, 2013

Mr. Brent Blaikie  
Hardman Signs  
4913 Weeping Willow  
Houston, TX 77092

**RE: 2900 Northwind Drive**

Dear Mr. Blaikie:

I am writing in response to your request to install a wall sign at 2900 Northwind Drive (2900 Place Apartments). The zoning of the property is RCC (Multiple Family, High Density). Section 86-685 of the Township Zoning Ordinances outlines sign regulations for residential districts.

Section 86-685(a) states: *Any sign not expressly permitted in a residential district is prohibited in such district.*

Section 86-685(c) outlines the sign standards for multiple-family residential districts. The following signs are permitted in multiple-family residential districts:

- Sale or lease of property
- Development entry sign
- Signs purely for traffic regulation or control within the site
- Temporary political signs

On July 23, 2013 you submitted a building permit to the Township for a wall sign to be placed over the main entrance to the apartment building located at 2900 Northwind Drive. Based on the information that has been provided and the zoning regulations, the building permit cannot be issued as a wall sign is not an allowed use in a multiple-family residential district (RCC). While this decision can be appealed to the Township Zoning Board of Appeals per Section 86-187 of the Township Zoning Ordinances, the Zoning Board of Appeals does not have the authority to legislate zoning regulations or grant a use variance for a sign which is not expressly permitted. A zoning amendment to provide sign standards for wall signs in residential districts could be initiated by the Township Planning Commission or Township Board.



Mr. Blaikie  
July 26, 2013  
Page 2

A person aggrieved by a decision by the Director of Community Planning and Development may appeal the decision to the Zoning Board of Appeals by filing a notice of appeal and a fee of \$200.00. A notice of appeal is a written statement specifying the grounds for appeal, the date of the decision, and supporting materials related to the decision. A notice of appeal must be filed with the Department of Community Planning and Development within 10 days of the date of the decision of the Director of Community Planning and Development. For this case it is 10 days from the date of this letter.

If you have any questions, please contact me.

Sincerely,



Mark Kieselbach (517) 853-4506  
Director of Community Planning and Development.

G:\COMMUN PLNG & DEV\PLNG\SITEPLAN\2900 Northwind signs\2900 Northwind wall sign ltr1

Matthew J. Walters  
5685 Potter St.  
Haslett, MI.

September 4, 2013

Commissioners,

This past November the citizens of Meridian Township overwhelmingly approved the construction of a new Central Fire Station. In addition to approving the placement of the proposal on the ballot, a majority of township board members voted to support the proposed location for the Fire Station on Central Park Drive.

I am writing to you for the purposes of respectfully requesting your support and approval of the special use permit in order to get this very important project off the ground. Please know that I voted to spend my tax dollars on this worthwhile project, and I am confident that the proposed location is in the best interest of the vast majority of township residents.

During the township board meeting held on August 3, 2012; the Township Manager at the time, Mr. Jerry Richards, stated that the current Central Fire Station is not a viable facility and that its current location is no longer adequate. Mr. Richards noted that the traffic in that area is highly congested, thereby creating response challenges for emergency crews.

Statistics shared by Mr. Richards showed that 86% of emergency calls in Meridian Township originate from the central and northern portions of the township, and that the location of the Central Fire Station is integral in ensuring adequate response times of emergency personnel. In addition, Mr. Richards noted that many citizens voiced concerns regarding the need for station placement between the railroad tracks.

Based on these assessments, I strongly believe that locating the new fire station on Central Park Drive will ensure a rapid response in the event of a road closure or due to a stopped or slow moving train. With that said the location currently proposed can readily and adequately serve the entire community with a minimal impact on its neighbors.

---

Please approve this new station and its proposed location as a new Central Fire Station is most certainly a tremendous addition to our community.

Thank you for your time and consideration regarding this matter.

Yours very sincerely,

Matthew J. Walters

## Gail Oranchak

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**From:** Bill Richardson <brich1228@sbcglobal.net>  
**Sent:** Wednesday, September 04, 2013 12:51 PM  
**To:** Gail Oranchak  
**Subject:** Special Use Permit 13121

**Expires:** Monday, March 03, 2014 12:00 AM

I am asking for the planning commission to approve Special Use Permit 13121. The replacement of the Central Fire Station was approved by 58.32% of the voters for the site located at Central Park and Okemos road.

This station is replacing the current fire station in down town Okemos. The need for replacement came when the current station renovation costs were to exceed \$500,000. Maintaining response times is one of the main reasons for keeping a three station system. At the Township Board meeting on April the 3 2012 former Township Manager Richards cited over 30 reasons for replacing the central fire station, for example 86% of calls being are from the northern and central districts.

The Meridian Fire Department responded and transported my son fell off the slide at Nancy L Moore Park and it was comforting having a quick response from the Central Fire Station and transporting my son quickly to Sparrow where he underwent emergency surgery.

I voted yes on this bond election along with the other 58.32% of people who want to see the fire station's special use permit approved and construction started.

Bill Richardson  
5300 Chantilly Lane  
Haslett, MI 48840

## Gail Oranchak

---

**From:** kimberly kortgoede <kimberlywilton1@gmail.com>  
**Sent:** Wednesday, September 04, 2013 6:17 PM  
**To:** Gail Oranchak; Board  
**Subject:** new fire station

Kimberly Kortgoede

September 4, 2013

5685 Potter St.

Haslett, MI.

Dear Commissioners,

This past November the citizens of Meridian Township overwhelmingly approved the construction of a new Central Fire Station. In addition to approving the placement of the proposal on the ballot, a majority of township board members voted to support the proposed location for the Fire Station on Central Park Drive.

I am writing to you for the purposes of respectfully requesting your support and approval of the special use permit in order to get this very important project off the ground. Please know that I voted to spend my tax dollars on this worthwhile project, and I am confident that the proposed location is in the best interest of the vast majority of township residents.

During the township board meeting held on August 3, 2012; the Township Manager at the time, Mr. Jerry Richards, stated that the current Central Fire Station is not a viable facility and that its current location is no longer adequate. Mr. Richards noted that the traffic in that area is highly congested, thereby creating response challenges for emergency crews.

Statistics shared by Mr. Richards showed that 86% of emergency calls in Meridian Township originate from the central and northern portions of the township, and that the location of the Central Fire Station is integral in ensuring adequate response times of emergency personnel. In addition, Mr. Richards noted that many citizens voiced concerns regarding the need for station placement between the railroad tracks.

Based on these assessments, I strongly believe that locating the new fire station on Central Park Drive will ensure a rapid response in the event of a road closure or due to a stopped or slow moving train. With that said

the location currently proposed can readily and adequately serve the entire community with a minimal impact on its neighbors.

Please approve this new station and its proposed location as a new Central Fire Station is most certainly a tremendous addition to our community.

Thank you for your time and consideration regarding this matter.

Yours very sincerely,

Kimberly Kortgoede

--

Freedom lies in being bold.  
Robert Frost 1847-1963



Attention: Meridian Township Planning Commission  
From: David DeLind, P.E.  
Subject: Letter of Support Regarding the Proposed Fire Station

Good Morning,

As an active community member and homeowner I would like to restate my support for the proposed fire station project located near Okemos and Marsh Road. I have come to understand that there is a certain degree of pushback from local residence near the planned site of this station. I would personally like to dispel the view that a fire station is a disruptive entity. I currently live across the street from the "four corners" station and the occasional siren is hardly something which lowers my interest to live in the area or disrupts any activities I may be engaged in. Committing to build this facility shows that the elected representatives of our fine community take pride in its infrastructure and providing lifesaving services. In fact, the high degree of responsive services Meridian Township voters have become accustomed to are why the construction resolution was overwhelmingly passed. I personally know as a licensed civil engineer that it is paramount for communities to maintain and increase their value by building new municipal systems. Having modern infrastructure will entice both businesses and upper middle class residents to be drawn to an area reinforcing the tax base and allowing the community to thrive. Thank you for your time and I hope that my opinion is taken into consideration during the debate on construction.

Sincerely,

David DeLind, PE

2188 Hamilton Rd., Okemos, MI 48864

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: September 6, 2013

RE: Special Use Permit #13101 (St. Paul Church), use the building at 3407 Lake Lansing Road for philanthropic, educational, and social programs

The Planning Commission held a public hearing on August 26, 2013 regarding the special use permit request from Reverend Richard A. Moe, pastor of St. Paul Lutheran Church. The church, located in the City of East Lansing since a 2006 annexation, owns 3407 Lake Lansing Road, the first site in the Township to the west. The building on the site will be used for classrooms, a youth group room, Lutheran Social Services of Michigan work area, quilting center, conference room/meeting space and the Mission House Food and Personal Needs Pantry. The uses are consistent with philanthropic, educational, and social program categories listed in Section 86-654 Nonresidential structures and uses in residential districts. The .64 acre site is zoned RB (Single Family-High Density).

**Planning Commission Options**

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution to approve is attached.

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Special Use Permit #13101  
(St. Paul Church)  
3407 Lake Lansing Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of 2013, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, St. Paul Church requested a special use permit (Special Use Permit #13101) to use 5407 Lake Lansing Road, zoned RB (Single Family-High Density) residential for church related philanthropic, educational and social uses defined by the zoning ordinance as non-residential structures and uses in a residential district; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #13101 at its August 26, 2013 meeting; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandum dated August 22, 2013; and

WHEREAS, the proposed philanthropic, educational and social uses meet the majority of the locational and development standards for nonresidential uses in a residential district listed in Section 86-564 (d), (e) and (f) of the Code of Ordinances; and

WHEREAS, the proposed philanthropic, educational and social uses are consistent with Section 86-126 of the Code of Ordinances, the general standards for the granting of a special use permit by being harmonious with the character of the surrounding vicinity; and

WHEREAS, the proposed non-residential uses will not adversely affect or be hazardous to nearby residential uses; and

WHEREAS, the proposed non-residential uses will not be detrimental to the economic welfare of surrounding properties or the Township; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13101 subject to the following conditions:

1. Approval is based on the submitted application materials dated received by the Township on July 30, 2013, subject to revisions as required.

**Resolution to Approve  
SUP #13101 (St. Paul)  
Page 2**

2. The applicant shall obtain all applicable permits, licenses, and approvals from the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
3. The applicant shall install landscaping and/or fencing to preserve the privacy of the single-family residential use to the west, subject to the approval of the Director of Community Planning and Development.
4. No more than two vehicles may be parked at any one time at 5407 Lake Lansing Road. All other vehicles shall use the church parking lot at 3383 Lake Lansing Road.
5. Approval is subject to the Zoning Board of Appeals granting variances for lot area less than two acres in size and the minimum 50-foot setback from a property line.
6. Any modification to the site to enlarge the use will require a modification of the special use permit.

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 9th day of September, 2013.

\_\_\_\_\_  
Patricia Jackson, Chair  
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: September 6, 2013

RE: Special Use Permit #13121 (Meridian Township), a request to construct a new fire station, a nonresidential structure and use in a residential district

The Planning Commission held a public hearing regarding the special use permit request to construct an approximate 15,000 square foot replacement for the Central Fire Station on Central Park Drive west of the Okemos branch of the U. S. Post Office. Criteria for evaluating the request are the location and development standards for nonresidential structures and uses in residential districts (Section 86-654 (d), (e), and (f)) and the general special use permit criteria found in Section 86-126 of the zoning ordinance. The following information responds to comments and questions raised during the hearing.

Planning for the Central Fire Station replacement has been ongoing for many years as evidenced by its presence on the Township's Capital Improvements Program (CIP). CIP's prior to 2006 proposed expanding the Central Fire Station by acquiring adjacent land. In 2006, the proposal changed to "acquire centrally located land" to relocate a new fire station. A CIP covers a period of six years. For the last six years, each CIP has shown the construction of a new centrally located fire station in 2012-2013. The CIP programs future infrastructure needs and is one of the primary techniques used to implement a master plan.

In 2012, 58 percent of those voting supported the millage authorizing the Township Board to issue general obligation bonds to fund the Central Fire Station replacement on the Central Park Drive site. In the months leading up to the decision to send the millage to the voters, the fire station replacement was discussed at several Township Board meetings. The Board chose Central Park Drive after comparing several sites along the Grand River corridor. Evaluation criteria included cost, parcel size, environmental factors, availability of public utilities, topography, impact on surrounding properties, site access, potential to expand and site work required.

The Central Park location stood out because it is Township-owned, it is "centrally located," it is accessible to Okemos Road and Grand River Avenue, it is removed from the traffic congestion at Okemos and Hamilton Roads, it remains between the two railroad tracks but better positioned to assist the North Fire Station where call volumes are heavier, it closely mimics the coverage area of the current Central Fire Station, there is space for future expansion, and it is large enough to offer multiple site options without affecting floodplain or wetland areas.

The attached Fire Department statistics show annual call volumes for the years 2010 and 2012. The Fire Department responded to 4,179 calls in 2010 and 4,535 calls in 2012. When divided among three stations the totals average approximately four calls per fire station per day. The peak hours for calls occur between 8:00 a.m. and 8:00 p.m. daily. Calls drop off significantly between the hours of 11:00 p.m. and 6:00 a.m. The fewest calls occur between the hours of 3:00 a.m. and 6:00 a.m. On average, the Fire Department receives fewer than two calls per day between the seven hour period from 11:00 p.m. and 6:00 a.m., thus each fire station may receive a call approximately once every three days during that time period.

One of the considerations for the future fire station's location was the distance that can be covered within a 5.5 minute response time. Moving the station to Central Park Drive improves coverage somewhat for areas east of Cornell Road between Grand River Avenue and Tihart Road and on south Hagadorn Road without affecting other areas currently within the 5.5 minute distance.

The use of sirens at night was commented on by residents of the 24 condominium units across Central Park Drive from the selected site. The attached excerpt from the Michigan Vehicle Code, Section 257.603, permits emergency vehicles to break the law and proceed through red lights and exceed the speed limit provided "the driver of the vehicle while in motion sounds an audible signal by bell, siren, air horn, or exhaust whistle as may reasonably necessary . . ." Thus the use of the siren is at the discretion of the driver. Typically when other vehicles are not in the vicinity, the siren is not used.

Although the siren emits approximately 100 dBA at its source, due to the movement of the vehicle, the sound is not continuously directed in any one direction. At 35 miles per hour, the moving vehicle will reach Okemos Road in approximately ten seconds. At the original point of departure, the sound level from the siren 550 feet away will be approximately 70 dBA and will continue to decrease as it moves further from its starting point. Data could not be found to show that brief periods of 100 dBA noise was a health risk.

The three existing fire stations are located in close proximity to residential development and two received special use permits for nonresidential structures and uses in a residential district. No instances of complaints have been documented related to the operation of the fire stations. With the South Fire Station in place immediately to its south, Fieldstone Condominiums was developed on South Okemos Road without comment about the potential negative impacts from noise or property values. Assessing Department staff has reviewed values for the Fieldstone Condominiums and found no correlation between the proximity of the fire station and assessed values.

To avoid periodic flooding on Okemos Road south of the CN railroad tracks, a suggestion was made to relocate the fire station to a site east of the Meridian Township Service Center in Nancy Moore Park located on Gaylord C. Smith Court. However, trains are more frequent than times of flooding. 31 trains traveled the CN tracks last week according to information received from the Michigan Department of Transportation and pose a greater threat to service interruption than flooding.

The Nancy Moore Park site could place the fire station in a more precarious location than the proposed Central Park Drive if in a perfect storm emergency vehicles were blocked due to both a train and flooding. In that scenario, no emergency vehicles would leave Gaylord C. Smith Court. From the proposed location, emergency vehicles may avoid flooding on north Okemos Road and trains by travelling east to Marsh, north to Haslett and then west to Okemos adding approximately four miles to the trip. For incidents north of the flood waters and the blocked railroad tracks, it is more likely staff from the North Fire station will be deployed.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution to approve has been provided.

### **Attachments**

1. Resolution to approve
2. Fire Department incident studies
3. 5.5 minute response time maps
4. Excerpt from the Michigan Vehicle Code, Act 300, PA 1949
5. Staff memorandums dated April 13, 2012, April 27, 2012 and June 1, 2012
6. Township Board meeting minutes dated April 17, 2012, May 1, 2012 and June 5, 2012

**RESOLUTION TO APPROVE**

**Special Use Permit #13121  
(Meridian Township)  
Central Fire Station**

**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 9th day of September 2013, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Meridian Township has requested a special use permit (Special Use Permit #13121) to construct a fire station, a nonresidential use permitted by special use permit in a residential district; and

WHEREAS, the project area is approximately four acres of a 28.5 acre Township-owned site located on Central Park Drive and zoned RDD Multiple Family (5 units per acre); and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13121 at its meeting on August 26, 2013, and has reviewed the staff material forwarded under cover memorandums dated August 22, 2013 and September 5, 2013; and

WHEREAS, consistent with location and development standards for nonresidential uses in residential districts, the site faces and has access from a major street, the project will not require expensive extension of public utilities, the project area exceeds the minimum two acre site size, the structure will be set back at least 50 feet from all property lines, the structure will not cover more than 25 percent of the site and it abuts public land to the east and west and commercially zoned land to the south; and

WHEREAS, the Township Board selected the site after comparing several under consideration using the following factors: cost, parcel size, environmental factors, availability of public utilities, topography, impact on surrounding properties, site access, potential to expand, and site work required; and

WHEREAS, on the Township Board submitted the bond proposal for construction of the Central Fire Station replacement to the voters on November 6, 2012; and

WHEREAS, 58 percent of millage voters supported the proposal to construct the new fire station on the Township-owned site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13121 subject to the following conditions:

1. Approval of the special use permit is granted in accordance with the site plans prepared by DLZ, dated August 2, 2013, subject to revisions as required.



**Resolution to Approve  
SUP #13121 (Meridian Township)  
Page 2**

2. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides. Building materials shall be substantially consistent with the elevations plans prepared by DLZ and dated August 2, 2013, subject to approval by the Director of Community Planning and Development.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements.
5. Bicycle parking shall be provided in accordance with the requirements of Section 86-760.
6. The building shall be moved approximately five feet south to comply with the setback requirements of Section 86-654 or be granted a variance by the Zoning Board of Appeals.
7. Prior to issuance of any permit for construction activity including grading permits, any wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.
8. The location, species and size of street trees to be installed on street frontages shall be subject to the approval of the Director of Community Planning and Development.
9. Landscaping shall generally comply all applicable provisions of the Code of Ordinances.
10. Site and building lighting shall comply with Article VII in Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.
11. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
12. The utility, grading and storm drainage plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
13. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
14. Any future modifications to the building or site shall require an amendment modification to the special use permit.

**Resolution to Approve  
SUP #13121 (Meridian Township)  
Page 3**

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 9th day of September, 2013.

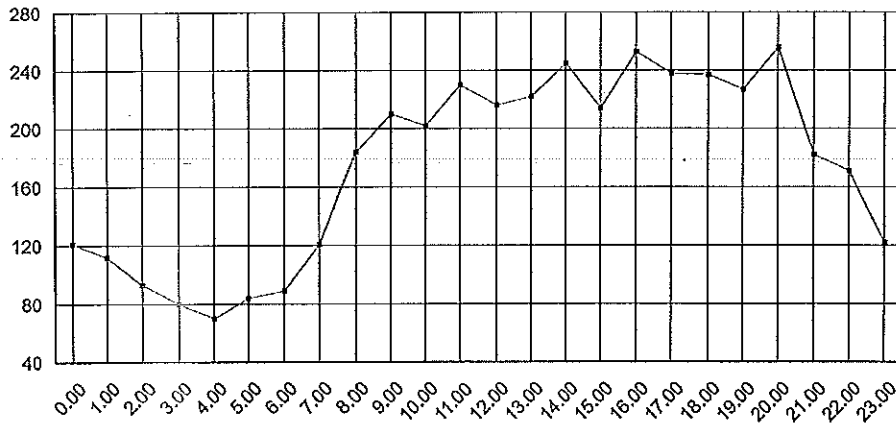
\_\_\_\_\_  
Patricia Jackson, Chair  
Meridian Township Planning Commission

# Incidents by Time of Day

Date Range: From 1/1/2010 To 12/31/2010

Time of Day	Number of Incidents
00:00:00 to 00:59:59	121
01:00:00 to 01:59:59	112
02:00:00 to 02:59:59	93
03:00:00 to 03:59:59	80
04:00:00 to 04:59:59	70
05:00:00 to 05:59:59	84
06:00:00 to 06:59:59	89
07:00:00 to 07:59:59	121
08:00:00 to 08:59:59	184
09:00:00 to 09:59:59	210
10:00:00 to 10:59:59	202
11:00:00 to 11:59:59	230
12:00:00 to 12:59:59	216
13:00:00 to 13:59:59	222
14:00:00 to 14:59:59	245
15:00:00 to 15:59:59	214
16:00:00 to 16:59:59	253
17:00:00 to 17:59:59	238
18:00:00 to 18:59:59	237
19:00:00 to 19:59:59	227
20:00:00 to 20:59:59	256
21:00:00 to 21:59:59	182
22:00:00 to 22:59:59	171
23:00:00 to 23:59:59	122

**4,179**

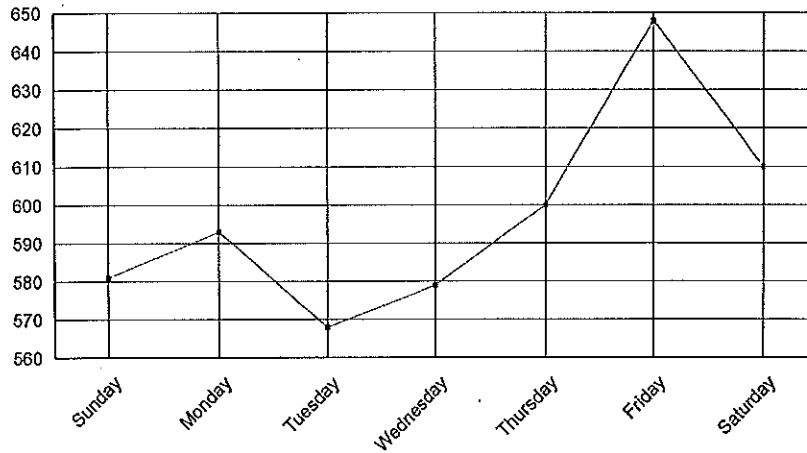


# Incidents by Day of Week

Date Range: From 1/1/2010 To 12/31/2010

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Day of the Week	Number of Incidents
Sunday	581
Monday	593
Tuesday	568
Wednesday	579
Thursday	600
Friday	648
Saturday	610

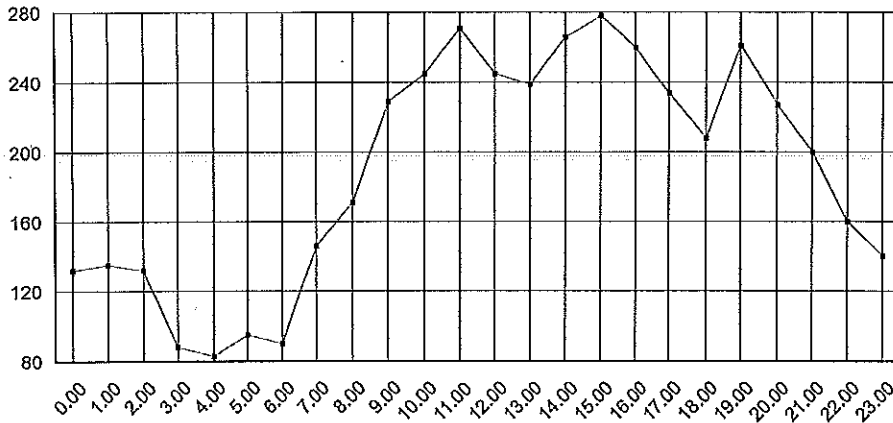


# Incidents by Time of Day

Date Range: From 1/1/2012 To 12/31/2012

Time of Day	Number of Incidents
00:00:00 to 00:59:59	132
01:00:00 to 01:59:59	135
02:00:00 to 02:59:59	132
03:00:00 to 03:59:59	88
04:00:00 to 04:59:59	83
05:00:00 to 05:59:59	95
06:00:00 to 06:59:59	90
07:00:00 to 07:59:59	146
08:00:00 to 08:59:59	171
09:00:00 to 09:59:59	229
10:00:00 to 10:59:59	245
11:00:00 to 11:59:59	271
12:00:00 to 12:59:59	245
13:00:00 to 13:59:59	239
14:00:00 to 14:59:59	266
15:00:00 to 15:59:59	278
16:00:00 to 16:59:59	260
17:00:00 to 17:59:59	234
18:00:00 to 18:59:59	208
19:00:00 to 19:59:59	261
20:00:00 to 20:59:59	227
21:00:00 to 21:59:59	200
22:00:00 to 22:59:59	160
23:00:00 to 23:59:59	140

**4,535**

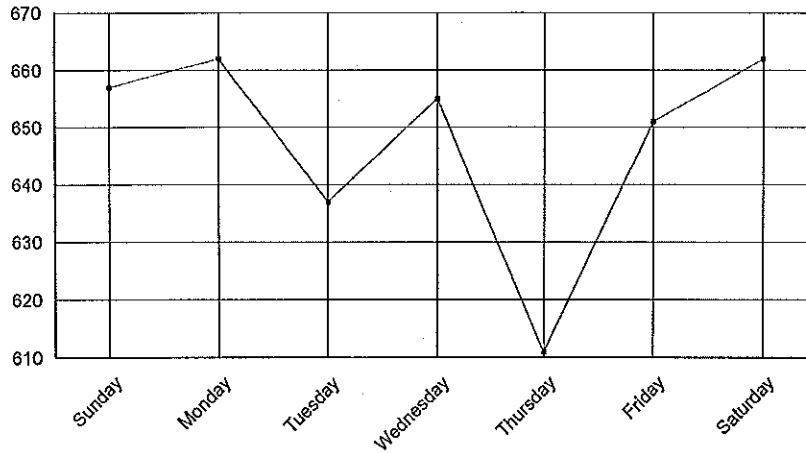


# Incidents by Day of Week

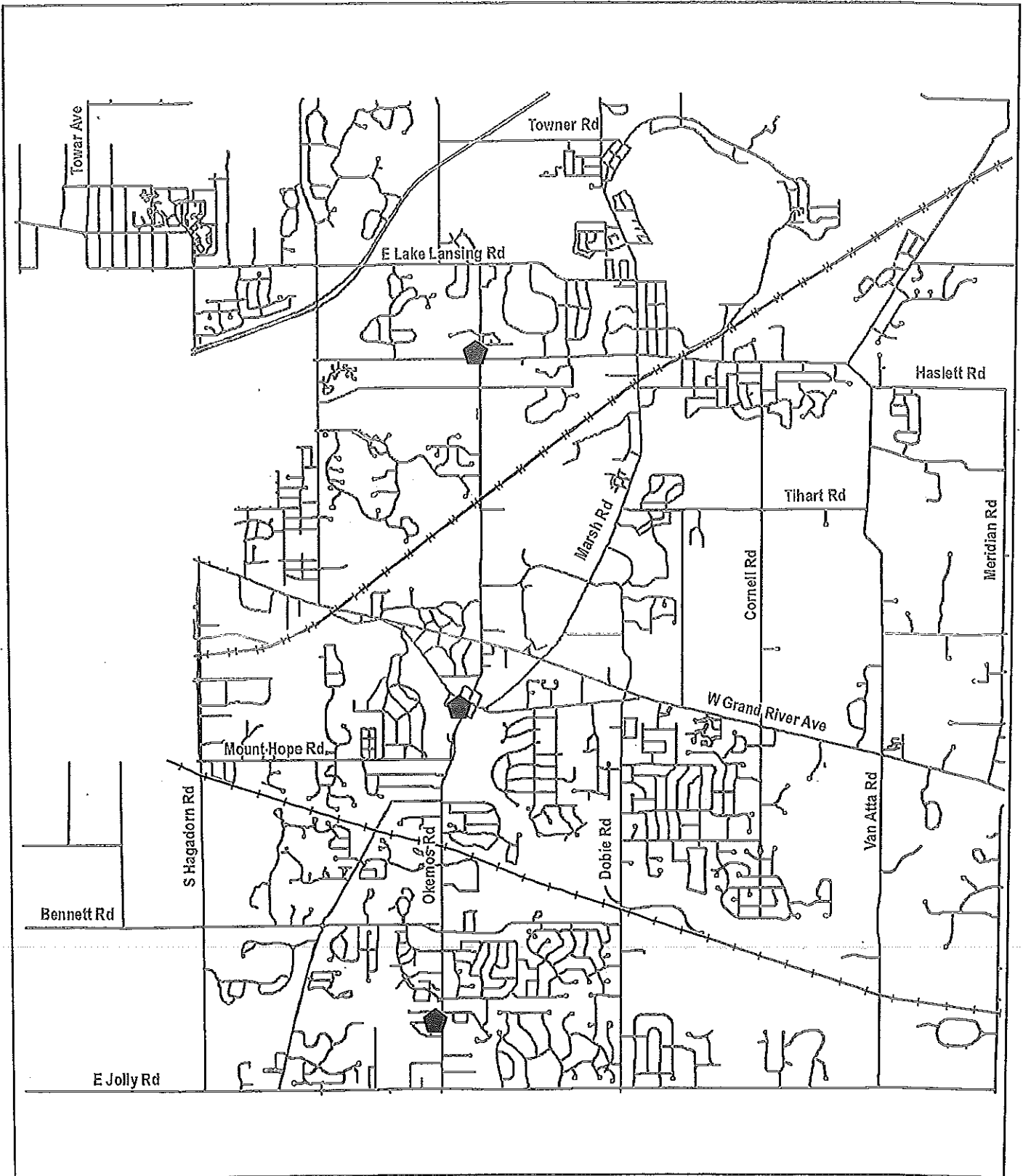
Date Range: From 1/1/2012 To 12/31/2012

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Day of the Week	Number of Incidents
Sunday	657
Monday	662
Tuesday	637
Wednesday	655
Thursday	611
Friday	651
Saturday	662

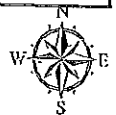


# MAP 1

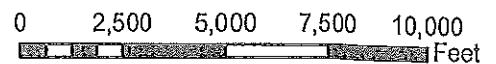


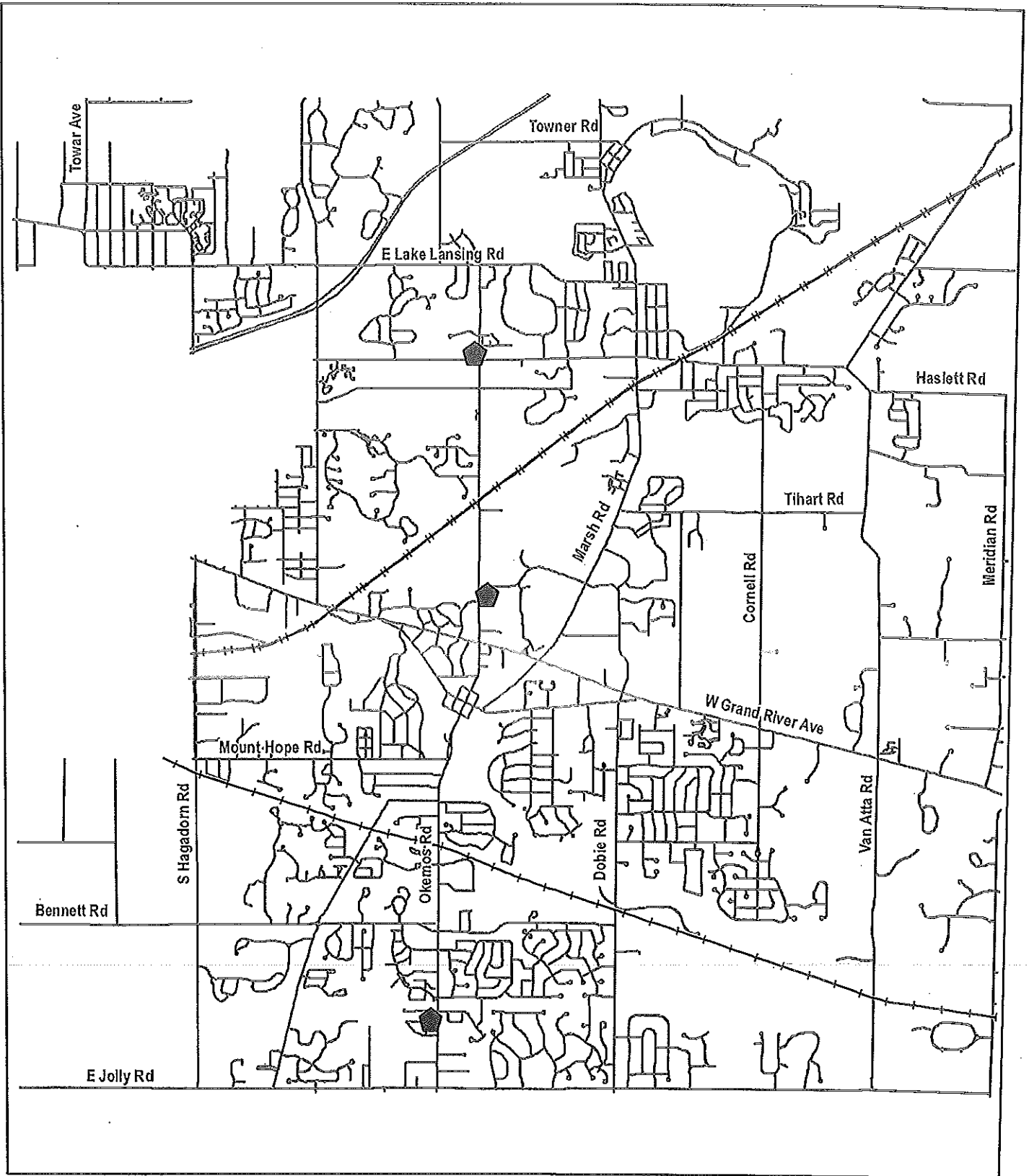
## Current 3 Station Configuration

5.5 Minute Response Area

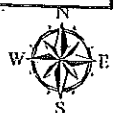


Estimated times based on Network Calculations and only include time in route.





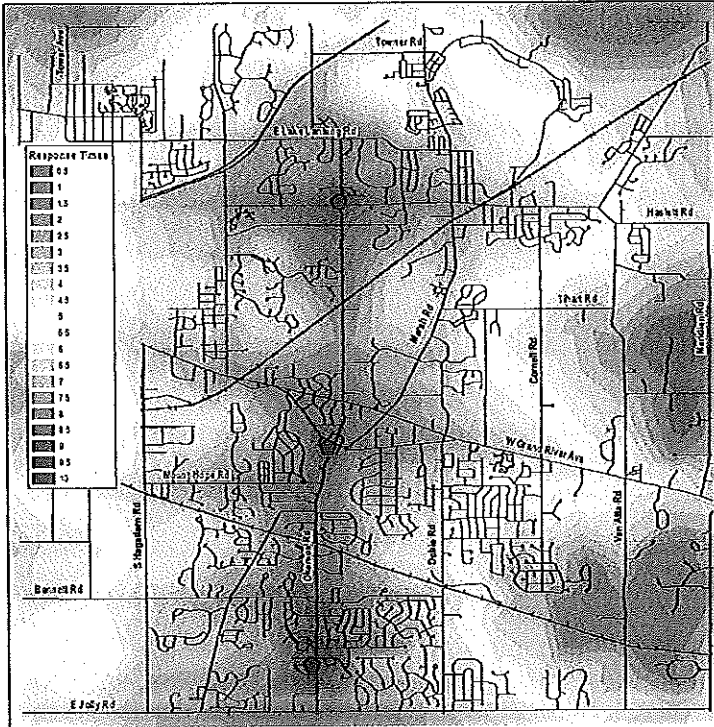
**3 Station Configuration Proposed Central Park and Okemos  
5.5 Minute Response Area**



Estimated times based on Network Calculations  
and only include time in route.



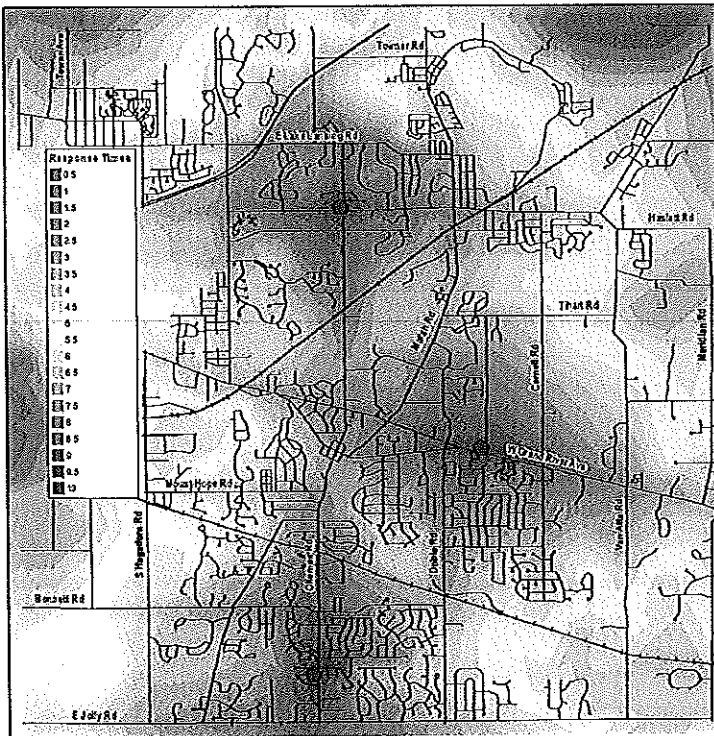




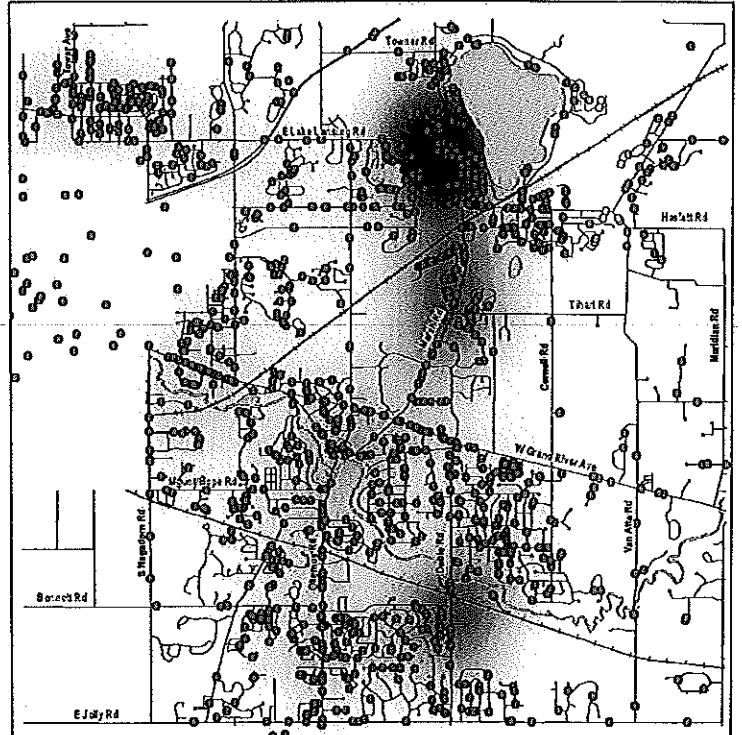
Current Station Configuration



Central Fire Station at Okemos and Central Park



Central Fire Station at Powell and Grand River



2011 Call Density

**Sec. 602.** A person shall not refuse to comply with a lawful order or direction of a police officer when that officer, for public interest and safety, is guiding, directing, controlling, or regulating traffic on the highways of this state.

*Am. 1975, Act 209 (08/25)*

257.603

**Applicability of chapter to government vehicles; exemption of authorized emergency vehicle conditions; exemption of police vehicle not sounding audible signal; exemption of persons, vehicles, and equipment working on surface of highway.**

**Sec. 603. (a)** The provisions of this chapter applicable to the drivers of vehicles upon the highway shall apply to the drivers of all vehicles owned or operated by the United States, this state, or a county, city, town, district, or any other political subdivision of the state, subject to the specific exceptions as are set forth in the chapter with reference to authorized emergency vehicles.

- (b) The driver of an authorized emergency vehicle when responding to an emergency call, but not while returning from an emergency call, may exercise the privileges set forth in this section, subject to the conditions of this section.
- (c) The driver of an authorized emergency vehicle may:
- (1) Park or stand, irrespective of the provisions of this act.
  - (2) Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation.
  - (3) Exceed the prima facie speed limits so long as he does not endanger life or property.
  - (4) Disregard regulations governing direction of movement or turning in specified direction.
- (d) The exemptions granted in this section to an authorized emergency vehicle shall apply only when the driver of the vehicle while in motion sounds an audible signal by bell, siren, air horn, or exhaust whistle as may be reasonably necessary except as provided in subsection (e), and when the vehicle is equipped with at least 1 lighted lamp displaying a flashing, oscillating, or rotating red or blue light visible under normal atmospheric conditions from a distance of 500 feet in a 360 degree arc except where it is deemed advisable not to equip a police vehicle operating as an authorized emergency vehicle with a flashing, oscillating or rotating light which is visible in a 360 degree arc. In those cases a police vehicle shall display a flashing, oscillating, or rotating red or blue light which is visible under normal atmospheric conditions from a distance of 500 feet to the front of the vehicle. Only police vehicles which are publicly owned shall be equipped with a flashing, oscillating, or rotating blue light which when activated shall be visible under normal atmospheric conditions from a distance of 500 feet in a 360 degree arc.
- (e) A police vehicle shall retain the exemptions granted in this section to an authorized emergency vehicle without sounding an audible signal if the police vehicle is engaged in an emergency run where silence is required.
- (f) The exemptions provided for by this section shall apply to persons, teams, motor vehicles, and other equipment while actually engaged in work upon the surface of a highway but shall not apply to those persons and vehicles when traveling to or from work. The provisions of this chapter governing the size and width of vehicles shall not apply to vehicles owned by public highway authorities when the vehicles are proceeding to or from work on public highways.

*Am. 1976, Act 347 (12/21/76)*

257.632

**Exemption from speed limitations; police vehicles, fire department or fire patrol vehicles, and ambulances; conditions.**

# MEMORANDUM

11.A

TO: Township Board

FROM: \_\_\_\_\_  
Gerald J. Richards, Township Manager

DATE: April 13, 2012

RE: Information on Proposed Fire Station

---

At the last meeting staff was directed to provide the following information related to the proposed replacement of the Central Fire Station on Clinton Street:

1. Estimate of building needs for basic station configuration and associated costs
2. Estimate of millage necessary to repay bonds for construction of the project
3. Information on options for sites for the replacement station.

Thanks to the timely work of Wieland - Davco and Hobbs + Black Architects, we were provided with the attached space needs analysis indicating a \$2.4 Million cost for a 10,000 square foot station. The estimate includes a Training Room of 1,125 SF which was recommended. Included in the estimate are allowances for site development and furnishings. Administrative office space and LEED certification enhancements were not included.

Financial consultant Baird & Co. provided the attached bond debt service schedule assuming a \$3 Million issue and a 15 year payback period which estimates a \$250,000 annual payment over the life of the bonds. Assuming the township's taxable value will decline an additional 5% before leveling off in the future, an additional 0.17 mills would be needed for annual debt service on a \$3 Million bond issue. For comparison purposes, if the total project cost was \$4 Million, 0.23 mills would need to be levied for annual debt service. Total millage levied for owner occupied residential properties in Meridian Township approximates 61 mills.

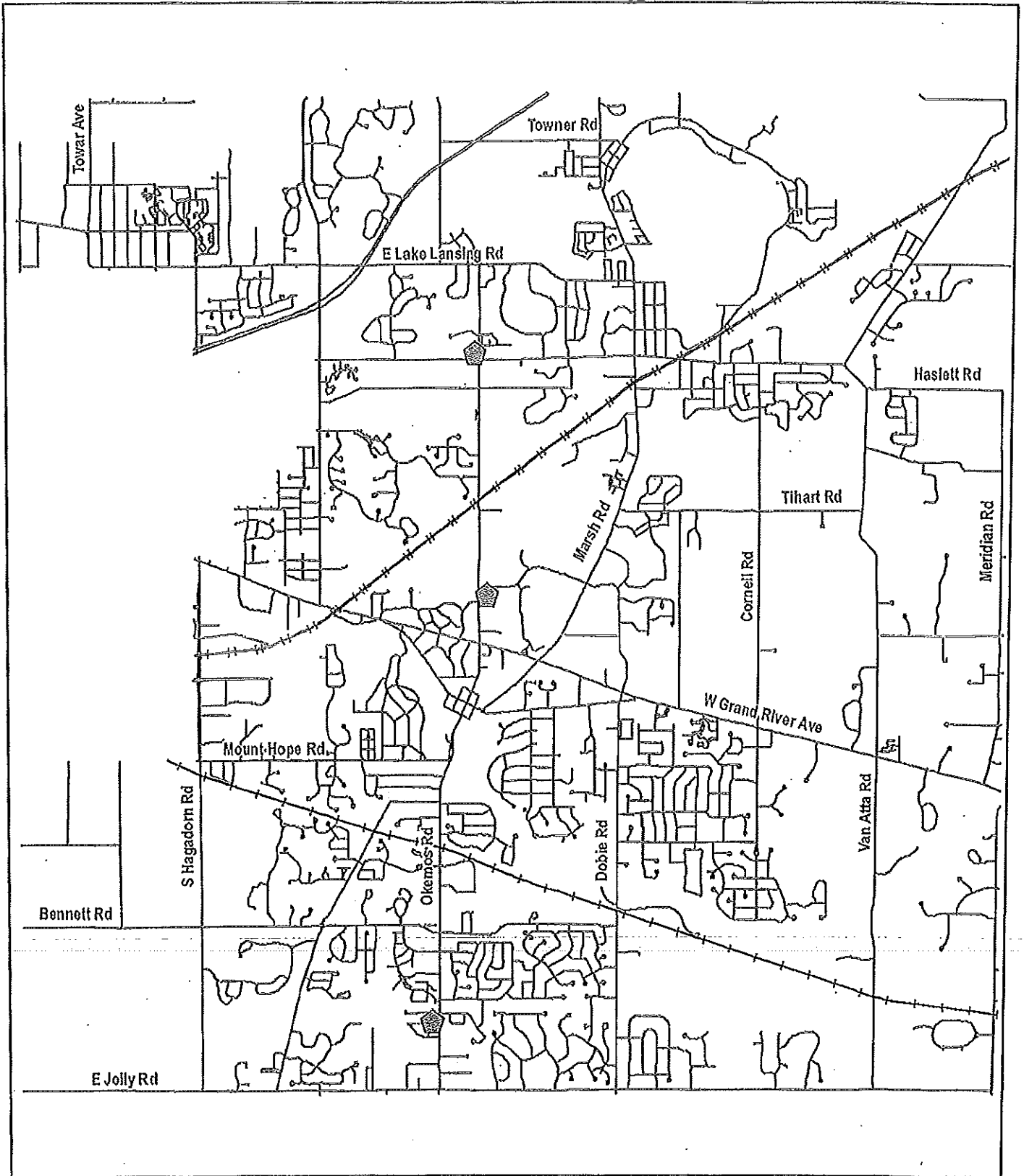
Staff has gathered information and made inquiries regarding available sites along Grand River Avenue east of Marsh Road. Comparison response time maps are provided to compare the Okemos Road/Central Park Drive site location the township owns with an available site on E. Grand River Ave. A site further east would allow for more properties to be in the 5.5 minute average response time area. The principal advantage of using the township owned site is reduced cost. Other arguments can be made for either site which are less quantifiable and more dependent on assumptions. In-depth

discussion of the cost of possible sites along E. Grand River Avenue should be done in closed session.

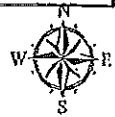
I look forward to additional board member requests for information as we move to finalize ballot language for the November 2012 Election.

Attachments

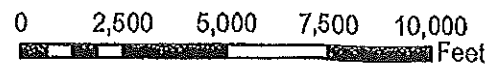
cc: [\[Click here and type name\]](#)

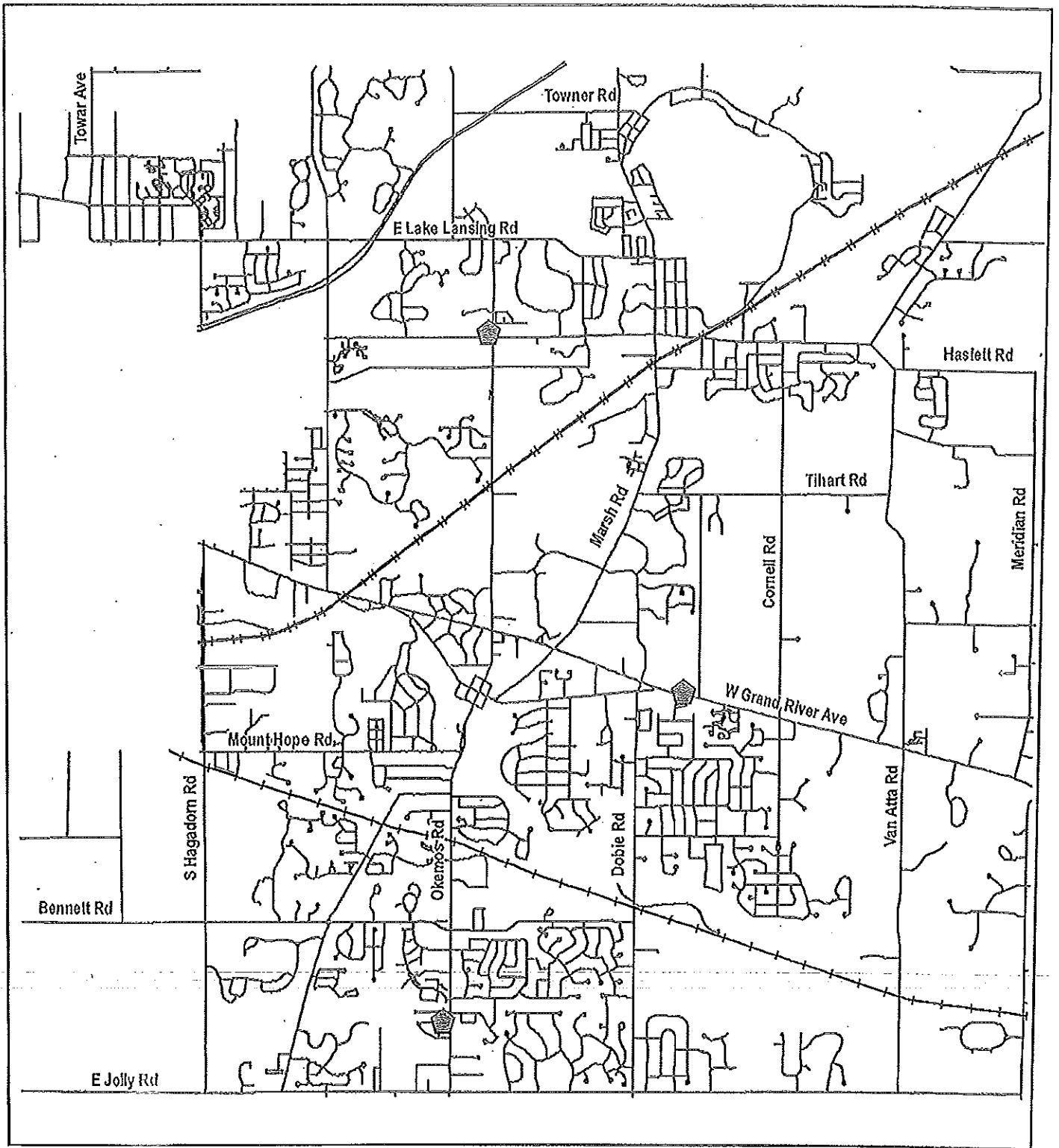


**3 Station Configuration Proposed Central Park and Okemos  
5.5 Minute Response Area**





Estimated times based on Network Calculations  
and only include time in route.



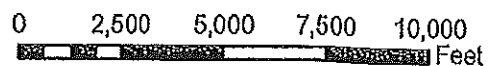


### Proposed Central Fire Station Grand River Ave Location



 Proposed Fire Station Locations  
 5.5 Minute Response Area

Estimated times based on Network Calculations and only include time in route.



# MEMORANDUM

11. E

TO: Township Board

FROM: Gerald J. Richards, Township Manager

DATE: April 27, 2012

RE: Additional Information on Proposed Fire Station

---

A summary of previous board discussion and consensus is the following:

1. The Central Fire Station on Clinton Street is structurally deficient and operationally obsolete and warrants replacement.
2. A replacement station would be located away from the current location.
3. The replacement station would include four vehicle bays, a training room and sufficient office space to house command staff. LEED certification would be designed into the project.

The following information was requested at the last meeting with the staff response in bold type:

- Response times from the closest station for the current configuration, using the Central Park/Okemos Road property and for a site on Grand River east of Marsh Road. Attached is a set of response time charts which show the relative response times from the closest station for each area of the Township. Graduations run from Dark Green (fastest response times) to Dark Red/Orange (slowest response times).
- Size of parcel needed to accommodate proposed building and parking. The new station configuration would require just under 12,000 square feet. Staff has determined that a two-acre site is needed for the building and sufficient parking.
- Options for using additional space in the Public Safety Building if Fire Command Staff Offices were included in the new station. The additional office space in the Public Safety Building has several possible uses including an office for the split-time Training Sergeant, storage for records currently housed in rental space off-site, a small training room, and more options to reconfigure the other spaces in the building.

# Memorandum

11. A

To: Township Board



From: Gerald Richards  
Township Manager

Date: 6/1/2012

Re: Proposed Ballot Language for Central Fire Station Replacement and Related Information

---

Staff is proposing the new station be constructed on property located at the SE corner of Okemos Road and Central Park Drive. This site offers the following advantages:

1. Owned by the Township
2. Located relatively close to the current station
3. Easy access to Okemos Road and Grand River Avenue
4. Better positioned to assist North Station where call volumes are heavier
5. Several site plan options show that the building can be placed on the property in a number of locations with ample room for future expansion of the building and parking if the need arises.

Based on previous Board discussions, the new station would be about 12,800 square feet in size and include four apparatus bays, administrative office space for the Fire Chief and EMS/Training Chief, and an energy efficiency design to LEED standards. The cost estimate for the building as proposed is \$3.5 Million, which includes a contingency. A 0.2 mill annual levy would be needed to fund a 15-year bond payment at current rates.

A proposed ballot question is provided for Board discussion.



Seconded by Trustee Ochberg.

VOICE VOTE: Motion carried unanimously.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, expressed appreciation for the information included in the Board packet on the proposed fire station. He addressed the need for equitably sized accommodations for male and female firefighters if the project is developed. He spoke in favor of the triangulated placement of the Township's three (3) fire stations.

Supervisor McGillicuddy closed Public Remarks.

A. Replacement of Central Fire Station

Township Manager Richards summarized information on the proposed replacement of the Central Fire Station as outlined in staff memorandum dated April 13, 2012.

Board members and staff discussed the following:

- Need for a 2-3 acre minimum sized parcel of land for a 10,000 square foot station with a training area
- North and south stations are located on approximately one acre sized lots
- Number of suggested mills similar to the current millage for the Meridian Senior Center
- Fourth bay would house equipment (HAZMAT trailer, mass casualty trailer, rescue truck, etc.) which currently sits out in the weather year-round
- Safety concern would be addressed with design of one of the bays which would allow the fire engine to drive in from the back, not back in from the front
- Efficiency of having a training room in the same building as the office of the chief of training
- Efficiency of having the command staff working in the same building as firefighters
- Added apparatus bay would add \$140,490 to the cost of a new station
- Recommended administrative space would cost \$55,800
- Additional cost of 5-15% dependent upon level of LEED certification
- Inquiry if the design takes into consideration possible future expansion
- If the building is constructed with four bays, the Board will need to assess whether an expansion plan is needed
- If the Board decides to move forward with the goal of potential future expansion, the structure would likely be designed to make a second floor possible
- New fire station should last the Township for the next 50-75 years
- Board should focus on long term benefits when considering the components of a new central fire station
- Preference to follow the Fire Chief's recommendation to include four bays, a training area and administrative offices
- Preference for the building to be constructed in an energy efficient manner
- Bonding over a 15 year period for .25 mills or less to build a new central fire station
- Difference between a bond issue and a millage request
- Board will vote on the millage question language at a future meeting
- Explanation to the public will need to include the size of the station
- Estimate included allowances for site development and furnishings
- Recommendation from Wieland-Davco Corporation and Hobbs & Blacks Architects to budget an additional 5% for contingency
- Request for maps which show shaded response times for the different site areas under consideration, including the Okemos/Central Park Drive location
- Importance of LEED certification as energy costs continue to rise
- Concern with the duplication of services and space already provided for with space in the Public Safety Building and the Meridian Activity Center
- Request for a concrete plan to utilize the space occupied by Fire personnel in the Public Safety Building as well as a plan to utilize the Meridian Activity Center

- Request for a cost comparison between a new station and adding onto the north and south stations
- Burden on our aging population and unemployed youth to request additional funds for building a new fire station
- Preference for the administrative offices to remain centrally located
- Option of selling the Meridian Activity Center in the future to address the concern of duplication of services
- Response times depend on when a call comes in and what other calls are currently in progress
- Highest number of calls are in the areas where there is the greatest concentration of senior citizens
- Request for a professional recommendation as to the best location for the new central fire station
- Suggestion to contract with Alaiedon Township to utilize the services of the south fire station
- Request for staff to provide a wetland overlay when considering the location of the central fire station

**It was the consensus of the Board that staff provide requested information for continued discussion at the next Board meeting.**

**B. Amendment to Noise Ordinance(s)**

Manager Richards summarized possible revisions to the noise ordinance as outlined in staff memorandum dated April 13, 2012.

Board members and staff discussed the following:

- Simply addition of language "or on residential property" would clarify the issue
- Simple addition of language which required a muffler for an off-road vehicle would satisfy the concern
- Request for staff to recommend a "reasonable" sound level
- Language contained in Section 50-84 (5) which states "...so as to annoy or disturb the quiet, comfort, or repose of a person of normal sensitivities..." was deemed to be too broad by a district court judge
- Noise generated by lawnmowers and leaf blowers is currently not addressed in ordinance

**It was the consensus of the Board to move forward with a minor amendment to Section 50-84 (3) and add a requirement in Section 50-84 (5) for all engines to be muffled.**

**12. PUBLIC REMARKS**

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of a third fire station.

Supervisor McGillicuddy closed Public Remarks.

**13. FINAL BOARD MEMBER COMMENT**

Supervisor McGillicuddy announced the Township will host a recycling event at the Meridian Municipal Complex on April 28<sup>th</sup> from 9:00 A.M. until 2:00 P.M. She added that electronics, small household appliances, pharmaceuticals, batteries, bicycles, books, etc. will be accepted.

Treasurer Brixie requested the Board be allowed to discuss the issue of road diets for only Lake Lansing Road and Central Park Drive at a future Board meeting.

Township Manager Richards clarified it was his understanding that Lake Lansing Road is scheduled for resurfacing in either 2013 or 2014, and Central Park Drive is scheduled for resurfacing in 2015. He reminded Board members that Bill Conklin, Managing Director of the Ingham County Road Commission (ICRC), suggested the Board schedule opportunities for public input on this issue prior to providing the ICRC with a resolution of support for road diets for these two roads.

Trustee Veenstra expounded on his stance on the issue of road diets.

**It was the consensus of the Board to place this item on the June 5, 2012 Board meeting agenda.**

D. Hannah Mixed Use Planned Unit Development Concept Plan

**It was the consensus of the Board to delay discussion of this item until the May 15, 2012 Board meeting.**

E. Replacement of Central Fire Station

Township Manager Richards summarized additional information on the replacement for the central fire station as outlined in staff memorandum dated April 27, 2012.

Board members and staff discussed the following:

- Appreciation for the population density map as it is useful when viewed in conjunction with the response time gradations
- Location of the replacement fire station should maximize protection of people and structures
- Concern with moving the fire station further east when the Board worked diligently on the urban service management area to retain low density in the eastern portion of the Township
- Population map shows the highest density of residents in the western portion of the Township
- Emergency and fire response agreements with the City of East Lansing
- Large number of calls to the northern part of Marsh Road
- Maps indicate the Township owned site at the corner of Okemos Road and Central Park Drive is the most preferable site
- Largest advantage of the Township owned site at the corner of Okemos Road and Central Park Drive is financial
- Suggestion of a land swap anticipated using the existing central fire station property
- Swapping the Township owned site at the corner of Okemos Road and Central Park Drive would ultimately lead to development of two greenfield areas
- Preference to utilize property which the Township already owns
- Population of the Lodges of East Lansing is not reflected in the map depicting population density per square mile as it uses 2010 census data
- Development of additional phases of Hannah Farms will shift population density to the west
- Location of the new fire station at Powell Road and Grand River Avenue gives the best coverage for the eastern portion of the Township
- Suggestion for possible purchase of the land which currently houses the trailer park near the Wardcliff neighborhood
- Intent of the urban service boundary was to guide subdivision development
- New fire station location to the east would provide better coverage for The Shoals and Cornell Elementary School
- None of the current fire stations have a training room
- A training room could also be used as a voting site, meeting room, etc.
- A fire station location which included a training room would need at least a two (2) acre site to accommodate parking
- Request for a closed session to discuss the financial aspects of a new fire station at the suggested locations
- Suggestion for a cooperative agreement with the City of East Lansing for fire coverage in the Hannah Farms area
- Preference for the Township to retain ownership of the property which currently houses the central fire station as there is a need for community use of the Meridian Activity Center
- Request for staff to provide financial information for possible purchase of alternative sites which would be discussed in a closed session at the next Board meeting

**It was the consensus of the Board to continue discussion of this item at the next Board meeting, including a possible closed session to discuss the purchase of property.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

Without objection, the Board removed Agenda Item #11B from the agenda.

#### 11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Daria Schlega, 2446 Burcham Drive, East Lansing, inquired as to the genesis for a new central fire station. She spoke to the fiduciary duty of the Board not to waste Township assets and expressed concern that repairs were not made to the central fire station to keep it from deteriorating.

Vance Kincaid, 4530 Nakoma Drive, Okemos, believed it premature to place a question on the ballot for replacement of the central fire station.

Supervisor McGillicuddy closed Public Remarks.

#### A.) Replacement of the Central Fire Station, Ballot Question

Township Manager Richards summarized the proposed ballot language for replacement of the central fire station as outlined in staff memorandum dated June 1, 2012.

Board members and staff discussed the following

- Feasibility study conducted in March, 2012 determined the current building is not suitable for renovation and is not conducive to current operations
- Building can be placed on the property at the southeast corner of Okemos Road and Central Park Drive in a number of locations with room for future expansion of the building and parking if needed
- The bonding amount is based on previous Board discussion
- LEED certification, administrative office space and four (4) bays would be included
- Recommendation to include the proposed location in the ballot language
- Empty commercial space could be used for training
- Preference to maintain and fully utilize only two stations
- Two remaining stations could be expanded if the need arises
- Existing central fire station does not have separate accommodations for female firefighters
- Serious safety and access issues with the current central fire station site
- Significant community feedback when the idea of operating with only two fire stations was discussed
- Proposed location is a sensible compromise as it places the new station closer to the northern portion of the Township where the largest percentage of calls are generated
- Preference to let the voters decide if they wish to have a third fire station
- A community room would help offset the cost of a new central fire station
- Need for four (4) bays with sufficient room for training
- The cost of this new central fire station to taxpayers would be approximately the same amount as for the Senior Center
- 90% of the Fire Department's services are EMS runs
- A community room attached to the fire station would be an asset to Township residents and would tie the station to the community
- Request for staff to ascertain the feasibility of other Township owned properties as mentioned during public comment
- Municipal bond debt service schedule shows a range of interest rates from 0.78% to 3.3%
- Request for a sketched layout of how the building would be placed on the property and the location of the drives

- The fourth bay would allow for more straight through traffic
- If there are less than four (4) bays, some of the equipment would need to be “piggybacked” so that you cannot go straight through in all bays
- Need for a third station to address the increasing population in the western border of the Township
- Board member belief the data does not support the necessity of a third station
- More economical to add a fourth bay to either the north or south fire station
- Board member belief the data suggests two fire stations with modifications are sufficient
- Request for a total interest amount on a \$3.5 million bond
- Community room would need to be an option as this ballot proposal would not pay for it, but costs would come from other Township funds
- Complicated issue as there are many “mixed” variables
- Data indicates that most of the Township would be well served by two fire stations with revisions on the north and south stations
- Balance between the present need and the need when the population continues to increase on the western border of the Township
- Responsibility of the fire service post 9-11 has dramatically increased with commensurate equipment
- Fire training has increased ten fold since 9-11
- Region 1 Homeland Security selected Meridian Township to house a mass casualty trailer which carries sufficient medical equipment to care for 50-100 individuals in the event of an incident
- Homeland Security pays the Township \$750 each time the trailer is taken out, even to place the trailer on display
- The Township owns a trailer for hazardous material responses
- The Township owns trailers which transport air supply to the scene of a fire
- The Township’s specialty rescue truck, full of equipment, is currently housed outside
- Township currently has millions of dollars of fire equipment which has been provided by the federal government
- Several pieces of fire equipment are stored outside in inclement weather
- Although the area serviced by the south station generates the least amount of calls, it is as busy as the other two stations since 60% of the time, there are back-to-back calls
- To house all fire equipment and still be able to have the fire engine “pull through” requires four (4) bays
- Training room could also serve as a community room

**It was the consensus of the Board for the Township Manager to contact bond counsel to obtain ballot language for a bond proposal and present a resolution at the next meeting.**

#### 12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, urged the Board not to rush into placing the central fire station issue on the ballot.

Greg Hammond, 6275 Royal Oak, Haslett, spoke in support of placing the replacement of the central fire station on the November 6<sup>th</sup> ballot. He also questioned earlier Board actions where resolution language was read without the benefit of others, including the remaining Board members, having advance copy of the language. Mr. Hammond believed such action is contrary to established Board policy.

Supervisor McGillicuddy closed Public Remarks.

#### 13. FINAL BOARD MEMBER COMMENT

Trustee Ochberg expressed gratitude to Trustee Dreyfus for taking the time to formulate the resolution to deny on MUPUD #12014 (Capstone).

## CHARTER TOWNSHIP OF MERIDIAN

### MEMORANDUM

TO: Planning Commission



Gail Oranchak, AICP  
Principal Planner

DATE: September 5, 2013

RE: 2005 Master Plan Goals and Objectives

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After the 2005 Master Plan reached its five year anniversary, the Planning Commission reviewed the document per the Michigan Planning Enabling Act (Act 33 of 2008) (MPEA) and determined a selective update was needed. The Planning Commission began its work by reviewing the seven overall Goals and Objectives found in Chapter 2 of the Master Plan titled Community Values, Vision, Goals and Objectives. The Planning Commission initially adopted revised goals in November, 2011 and transmitted them to the Township Board for review.

After reviewing them in August, 2012, the Board requested the Planning Commission add the topic of energy conservation to the document and new text was transmitted to the Township Board in November 2012. The Planning Commission subsequently added an objective to Goal 7 supporting the Redevelopment Ready "Best Practices" promoted by the Michigan Economic Development Corporation (MEDC) and transmitted them to the Board in May, 2013. The Board recently completed its review of all the Planning Commission's Goals and Objectives transmittals and has returned the document to the Planning Commission with proposed revisions. The Board's revisions incorporate the comments made by the Chair of the Parks Commission in memorandum dated July 24, 2013.

In the attached document, the Township Board's changes to the Planning Commission's draft appear as strike-outs and capitals.

#### **Attachments**

1. Master Plan Goals and Objectives – Township Board revisions
2. Parks Commission Chair memorandum dated July 14, 2013
3. Township Board minutes dated August 19, 2013

MEMORANDUM



TO: Township Board  
Planning Commission

FROM: Todd Wilson  
Todd Wilson, Chair  
Park Commission

DATE: July 24, 2013

RE: Recommended Changes to Proposed Master Plan Goals and Objectives

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

**GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM**

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

**Strategies:**

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

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

**Strategies:**

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

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

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



## GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them. ~~While recommended by the Planning Commission, many of these goals and objectives can be achieved by action of the Meridian Township Board of Trustees and other Township bodies.~~

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

### GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS

#### Objective A: Maintain a community of desirable, attractive residential neighborhoods.

##### Strategies:

- ~~1. Enforce all Township Ordinances and all applicable codes as mandated by the State of Michigan.~~
2. 1. Prevent inconsistent uses from encroaching into residential areas.
3. 2. Continue to support the designation and preservation of historic neighborhoods and residences.
4. 3. ~~Consider designating the Towar neighborhood as a special land use area and adopt zoning specific to its needs.~~ DESIGNATE APPROPRIATE NEIGHBORHOODS AS SPECIAL LAND USE AREAS AND ADOPT ZONING SPECIFIC TO THEIR NEEDS.
5. 4. Encourage CLUSTER DEVELOPMENTS, mixed use and other compact residential choices closer to shopping, public transit and other services.

6. 5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

**Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.**

**Strategies:**

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage subdivision RESIDENTIAL design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

**GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS**

**Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.**

**Strategies:**

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where

appropriate.

6. Consider ~~developing~~ DEVELOP a tree preservation ordinance to protect significant mature trees.

**Objective B: Conserve wetlands, floodplains, and other water retention areas.**

**Strategies:**

1. Identify all wetlands, floodplains, and other water retention areas.
2. ~~Continue to enforce the Wetlands Ordinance.~~
3. 2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
4. 3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
5. 4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.
6. ~~Continue to enforce ordinances restricting storm water runoff into wetlands to prevent siltation and erosion.~~

**Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.**

**Strategies:**

1. Continue to use the Greenspace Plan as a reference GUIDE for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

**Objective D: Protect groundwater recharge areas in the Township.**

**Strategies:**

1. ~~Continue to develop local policies in support of regional efforts to identify all important groundwater recharge areas.~~ SUPPORT REGIONAL EFFORTS TO PROTECT GROUNDWATER RECHARGE AREAS.
2. ~~Encourage the development of programs~~ CONTINUE to educate citizens about the importance of protecting groundwater recharge areas.

- ~~3. Develop a set of public policies to protect the important groundwater recharge areas through zoning and other appropriate land management techniques. USE ZONING AND OTHER APPROPRIATE LAND MANAGEMENT TECHNIQUES TO PROTECT IMPORTANT GROUNDWATER RECHARGE AREAS.~~

OBJECTIVE E. PRESERVE GREENBELTS, OPEN SPACES AND NATURAL AREAS AND CREATE PATHWAYS BY ENCOURAGING THE USE OF PLANNED UNIT DEVELOPMENT OR OTHER SUITABLE ZONING STRATEGIES FOR NEW RESIDENTIAL DEVELOPMENTS.

OBJECTIVE F. WORK WITH THE PARK COMMISSION, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND SCHOOL DISTRICTS, WHERE APPROPRIATE, TO ENCOURAGE DEVELOPERS AND BUILDERS TO MAXIMIZE THE AMOUNT OF LAND LEFT IN A NATURAL STATE AS COMMON OPEN SPACE.

### **GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES**

**Objective A: Upgrade commercial areas.**

**Strategies:**

- ~~1. Update the Grand River Corridor Study by incorporating data from the Capital Area Transportation Authority's (CATA) Transportation Study. PARTICIPATE IN REGIONAL EFFORTS TO REDEVELOP THE GRAND RIVER CORRIDOR.~~
- ~~2. Conduct a study of the Haslett Road commercial area identifying strategies to maintain its traditional character through preservation, renovation and redevelopment where appropriate. In the course of the study, address traffic and parking conditions and non-conforming mixed use issues. IDENTIFY STRATEGIES TO MAINTAIN THE HASLETT ROAD COMMERCIAL AREA'S TRADITIONAL CHARACTER.~~
- ~~3. Prepare implementation plans from recommendations in the CATA Transportation Study, Grand River Corridor Study update, and the Haslett Road Commercial Area study.~~
3. Encourage implementation of the Okemos DDA Integrated Plan. ENCOURAGE REDEVELOPMENT OF THE DOWNTOWN OKEMOS AREA USING THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) INTEGRATED PLAN.
4. Update the 2004 Newton Area Study to acknowledge approved land uses and evaluate opportunities for walkable urban design. EVALUATE OPPORTUNITIES FOR WALKABLE URBAN DESIGN.
5. Encourage the use of the commercial planned unit development ordinance (C-PUD) for redevelopment of older commercial areas. COOPERATE WITH REGIONAL PARTNERS AND OTHER ENTITIES TO PARTICIPATE IN STUDIES.
6. Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.
7. Identify specific areas where the form-based code technique may be

appropriately applied and make recommendations based on the results of the study.

**Objective B: Develop the Township's commercial core into a viable and vibrant district.**

**Strategies:**

1. ~~Initiate a study of alternative design schemes to promote walkable urbanism.~~ CONDUCT AND/OR PARTICIPATE IN STUDIES WHERE APPROPRIATE.
2. ~~Conduct a market study to determine the viability of walkable urban land uses, such as upper floor rental apartments in the commercial core.~~ EXPLORE THE VIABILITY OF UPPER FLOOR RESIDENCES IN THE COMMERCIAL CORE.
3. Conduct a visioning/charrette process to engage the public in deciding the direction for development in the commercial core.
4. Explore options for public-private partnerships to revitalize the Township's commercial core.
5. Develop the Township's center into a vibrant mixed use district, through the addition of planned or committed office and residential land uses in and adjacent to the core area.

**Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.**

**Strategies:**

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create a series of well-designed and attractively landscaped entrances along the main roads entering into the community.

**GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM**

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

**Strategies:**

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

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

**Strategies:**

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation improvement ~~to meet identified DEVELOPMENT~~ needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the ~~Land Preservation Advisory Board and Park Commission to maximize the potential benefits of open space and natural areas~~ TOWNSHIP BOARD, PARK COMMISSION AND LAND PRESERVATION ADVISORY BOARD TO MAXIMIZE THE POTENTIAL BENEFITS AND ENHANCE STEWARDSHIP OF OPEN SPACE, NATURAL AREAS AND PARK LANDS..
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. TO PROVIDE RESOURCES NECESSARY TO MAINTAIN AND DEVELOP A DIVERSE PARKS AND RECREATION SYSTEM THAT:
  - A. PROVIDES A HIGH QUALITY OF LIFE FOR OUR COMMUNITY RESIDENTS.
  - B. PROVIDES NECESSARY SUPPORT FOR MAINTENANCE AND OPERATION OF THESE AMENITIES.

**GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES**

**Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.**

**Strategies:**

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.

6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

**Objective B: Maintain police, fire, and ambulance service to all areas of the community.**

**Strategy:**

~~Provide support for new fire stations or other public safety buildings, via the Capital Improvements Program.~~

**Objective C: Maintain quality library service for the community.**

**Strategy:**

~~Provide support for new library facilities based on need via the Capital Improvements Program.~~

**Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.**

**Strategies:**

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

**Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies in efforts to consolidate such services as libraries, schools, fire, police, public water and public sewer.**

**GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK**

**Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.**

**Strategies:**

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

**Objective B: Maintain local roads.**

**Strategies:**

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

**Objective C: Develop a Complete Streets policy for all users of Township roads**

**Strategies:**

1. Define a vision for Complete Streets program ~~as authorized by the Michigan Planning Enabling Act and appropriate to Meridian Township in collaboration with Township citizens and all other stakeholders.~~
2. Review current policies and procedures for compliance with this vision ~~TO IDENTIFY INCONSISTENCIES AND IMPEDIMENTS OT IMPLEMENTING A COMPLETE STREETS POLICY.~~
3. ~~Identify inconsistencies in current policies and impediments to implementing a Complete Streets policy.~~
4. 3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
5. 4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
6. 5. Share the Township's vision and work with the ~~Ingham County Road Commission (ICRC), Capital Area Transportation Authority (CATA) and other agencies WITH TRANSPORTATION AND ROAD AUTHORITIES.~~

**Objective D: ~~Improve pedestrian and bicycle transit in the Township~~ EXPAND AND IMPROVE THE PEDESTRIAN/BICYCLE PATHWAY PLAN.**

**Strategies:**

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.



4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. COORDINATE THE PEDESTRIAN/BICYCLE PLAN WITH PARKS, SCHOOLS, PRESERVES, GREENSPACE PLAN, NEIGHBORHOODS, AND OTHER DESTINATIONS.

**Objective E: Encourage the use of public transportation**

**Strategies:**

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

**Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.**

**Strategies:**

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan through ~~continued participation in the Transportation Review Committee of the Tri-County Regional Planning Commission.~~
2. Advocate and promote the Township's needs and interests in transportation improvements with the ~~Ingham County Road Commission, Michigan Department of Transportation, Tri-County Regional Planning Commission, Capital Area Transportation Authority, and Michigan/Grand River Avenue Transportation Study~~ TRANSPORTATION AND ROAD AUTHORITIES.

**GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES**

**Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices**

**Strategies:**

4. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. ~~Improve energy efficiency of Township facilities with cost-effective improvements.~~
3. ~~Give preferences to higher efficiency vehicles when purchasing Township fleet vehicles.~~

4. 2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
5. ~~Encourage street design to support efficient flow of traffic for all users (in conformance with Complete Streets) in a safe environment.~~
6. 3. Evaluate and implement, if economically and technologically feasible, the purchase of renewable energy and the installation of electric vehicle charging stations for Township facilities; and encourage similar facilities elsewhere in the Township-ENCOURAGE ELECTRIC CAR CHARGING STATIONS..
7. 4. Establish a minimum level of LEED certification or the equivalent for all 5. projects undertaken by the Township subject to compliance with State law.
8. 5. Establish ordinances providing incentives for redevelopment that emphasizes infill development, building reuse and/or deconstruction.
9. 6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
10. 7. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
8. EXPLORE INCENTIVES FOR NEW OR REDEVELOPED PROJECTS TO BE LEED CERTIFIED OR EQUIVALENT.

**Objective B: Develop Township policies to balance and manage growth.**

**Strategies:**

1. ~~Periodically update and implement the Master Plan.~~
2. ~~Update the Zoning Ordinance and Land Division Ordinance to reflect the policies in the Master Plan.~~

**Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.**

**Strategies:**

1. Continue to develop zoning standards and Township policies which maintain the Township's open spaces, natural features, and rural areas.
2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

**Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.**

**Strategies:**

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

**Objective E: Encourage growth DEVELOPMENT in Meridian Township that leads to sustainable land use.**

**Strategies:**

1. ~~Involvement of Township residents, neighborhood associations, urban planners, attorneys and other experts in land use planning, law and policy to study new techniques for the control and management of growth. ENGAGE ALL STAKEHOLDERS TO STUDY NEW TECHNIQUES FOR THE CONTROL AND MANAGEMENT OF DEVELOPMENT.~~
2. Review the legality and suitability of these techniques for Meridian Township.

**OBJECTIVE F; PREPARE AND IMPLEMENT A REDEVELOPMENT STRATEGY**

**STRATEGIES;**

1. ~~Update the zoning ordinance to facilitate redevelopment by eliminating inflexible or obsolete zoning regulations encouraging desirable types of development. ELIMINATE INFLEXIBLE OR OBSOLETE ZONING REGULATIONS.~~
2. Identify priority redevelopment sites, which may be parcels, neighborhoods and/or districts, and show them on the Future Land Use Map.
  - a. ~~Expand public participation by identifying interested or affected stakeholders including those not normally at the visioning table.~~
  - b. ~~Recruit community officials to actively participate.~~
  - c. ~~Investigate proactive information sharing practices.~~
3. ~~Establish a problem statement and goals for each priority site.~~
4. ~~Establish a 2-5 year timeline that identifies leadership and outreach, economic development and planning and zoning benchmarks for each site.~~
5. 3. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

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