

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 8, 2013**

**APPROVED**

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

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

**1. Call meeting to order**

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

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 6-0.

**3. Approval of Minutes**

**Commissioner Honicky offered the following amendment:**

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

**Seconded by Commissioner Hildebrandt.**

VOICE VOTE: Motion carried 6-0.

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

VOICE VOTE: Motion carried 6-0.

**4. Public Remarks**

Chair Jackson opened and closed the floor for public remarks.

**5. Communications (None)**

**6. Public hearings (None)**

**7. Unfinished Business (None)**

**8. Other Business**

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

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

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

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

Planning Commission, applicant's representative and applicant discussion:

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

- Feasibility of connecting the proposed parking lot with the adjacent commercial property to the west for access to Moore Street as an option to limit some of the traffic issues associated with the roundabout
- Hamilton Park Office Building (building to the west) has new owners
- Distance from the southeast corner of the building to the river's waterline is approximately 25 feet
- Type of tenant in the commercial space would be based on uses allowed by right in the C-1 district (e.g., banks, instructional centers for business trades, office of professionals licensed to treat human patients, regular office, personal service establishments, restaurants or other eating establishments, retail food establishments, retail merchandise establishments and health and physical fitness establishments)
- Type of tenant in the commercial space could also be based on conditional uses allowed in the C-1 district (e.g., child care centers, small veterinary clinics) and some types of temporary outdoor uses
- Applicant would make presentation to ICDTR staff regarding egress into the roundabout during the MUPUD process
- Township would prefer a comment from the ICDTR regarding the egress into the roundabout sometime during the application process and prior to the Planning Commission's decision on the proposed design
- Applicant has proposed 30 parking spaces
- Residential units are intended to be rented
- Concern with height of the building in the back third of the building as the ground significantly slopes
- Trees along the east side of the building depicted in the diagram are illustrative at this point of time
- Trees exist near the property line for the homeowner to the east
- Proposed building is an entirely new design
- No specific commercial/residential requirement in a MUPUD
- Possible plans for river access in the proposed development
- Existing sidewalk is on the north side of the property line

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

**10. New applications (None)**

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

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

**13. Public remarks**

Chair Jackson opened and closed public remarks.

**14. Adjournment**

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

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary