

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 11, 2013**

APPROVED

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

PRESENT: Commissioners Cordill, Hildebrandt, Honicky, Ianni, Jackson, Norkin (7:03 P.M.),
Scott-Craig
ABSENT: Vice-Chair Deits
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 Cordill moved to approve the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of January 28, 2013. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, recommended elements of an entire site be considered when a special use permit is requested, suggesting a possible checklist be used by both the Planning Department and the Planning Commission. He specifically spoke to the paved surface of the area, as well as walkability and bikability, at 2111 Haslett Road, for SUP #13011, Anytime Fitness.

Chair Jackson closed public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business

A. Special Use Permit #13011 (Baldino), request to operate a 24-hour health and physical fitness establishment, Anytime Fitness, at 2111 Haslett Road, Haslett

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 #13011 subject to the following conditions:

- 1. Approval is subject to the plans submitted with the application dated December 12, 2012, and the associated materials submitted as part of Special Use Permit #13011, subject to revisions as required.**

2. **The applicant shall obtain any 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 area occupied by the 24-hour health and physical fitness facility shall not exceed 5,000 square feet without first being granted an amendment to Special Use Permit #13011.**

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Current zoning did not allow the facility to operate 24 hours a day
- Uses in the C-1 district cannot currently operate between midnight and 6:00 A.M.
- Changes are being requested to the interior only
- When improvements are made to the site outside of the building, staff looks at exterior elements
- Bicycle racks as a condition of the SUP approval
- Other businesses within the strip mall, specifically the Seven Eleven, should be involved in providing bicycle racks as they would have customers who would utilize them
- Mr. Baldino is both the business and property owner

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

NAYS: None

Motion carried 7-0.

8. Other Business

A. 5691 Babbitt Street Rezoning Request

Principal Planner Oranchak summarized the owner's request that the Planning Commission initiate a rezoning of 5691 Babbitt Street from C-2 to a residential zoning classification. She noted the site is a non-conforming residence in a commercial district, adding the 2005 Master Plan calls for residential use on this site. Principal Planner Oranchak stated RB would be the appropriate residential category as the residences surrounding this property are zoned RB and it is consistent with the dimensions and other standard requirements of the RB district.

Planning Commission and applicant discussion:

- Current owner has a problem with refinancing the mortgage due to its commercial zoning classification
- Property is in a walkable neighborhood
- Rezoning the property to RB will uphold the Master Plan and benefit the current and future homeowners
- Effect the rezoning would have on adjacent commercially zones sites to the north
- Adjoining property to the north is currently non-conforming and would require a variance from the Zoning Board of Appeals for redevelopment
- Concern that holding off this rezoning on the "chance" a business may wish to redevelop in the future is detrimental to the subject property
- Conflict with the two properties lies within the C-2 zoning designation, as C-1 has less of a setback requirement between residential and non-residential

- Setback from Haslett Road still exists despite the zoning classification
- Other zoning districts would be more fitting for this type of neighborhood
- Current owner of the dental office has no interest in expanding his business

It was the consensus of the Planning Commission to initiate a rezoning of 5691 Babbitt Street to a residential zoning classification.

B. Redevelopment Ready Communities

Principal Planner Oranchak gave an overview of Michigan Economic Development Corporation's (MEDC) new certification program titled "Redevelopment Ready Communities".

Planning Commission discussion:

- Township Board has not yet endorsed any specific policy
- Meridian's Economic Development Commission is aware of this program and interested in moving forward
- Need exists for the Township to be more business friendly
- Request for staff to bring concrete suggestions on how to create a more business friendly environment in the Township
- How the Township can improve citizen involvement
- Document does not give guidance on how to uniformly address non-conforming issues
- Document on the website provides links to data on how other communities have dealt with "thorny" issues
- Primary emphasis of the document is commercial redevelopment
- Document as a guide to addressing redevelopment in general
- Document meant to simplify the process for redevelopment
- Ways to better involve individuals in the process
- Changes made to policy outlook and ordinances must be incorporated into the Master Plan
- Plans (e.g., Master Plan, Downtown Development Authority Plan, Capital Improvements Program) are the foundation upon which to build
- Adding the certification program to the Planning Commission's toolkit

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

Chair Jackson noted an article in the Towne Courier indicated installation of an electric car charging station at Studio C in Meridian Township and congratulated staff for their forethought in this endeavor.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #12-07 (Trilogy), request to construct a 91-bed assisted living and skilled nursing care facility (approximately 54,000 square feet in size) to be located off of Central Park Driver, north of Panera's, Okemos.
- B. Site Plan Review #12-97-31 (Arby's Restaurant), request to install replacement landscaping at 2214 Jolly Road (Arby's), Okemos.

- C. Site Plan Review #13-78-15 (Option One Credit Union), request to re-establish a drive-through bank, renovate building interior and exterior, add new landscaping, add two atrium structure on the roof, and new outdoor lighting at 6025 N. Hagadorn Road, East Lansing.

13. Public remarks

Chair Jackson opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation for the Planning Commission agenda being online prior to tonight's meeting. He spoke to transparency including an online Planning Commission packet. Mr. Provencher voiced his concern that developers who "piece meal" their plans do not bring transparency to the process and is disingenuous.

Chair Jackson closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 8:04 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary