

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 28, 2013**

APPROVED

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

PRESENT: Commissioners Cordill, Deits, Honicky, Ianni, Jackson, Norkin, Scott-Craig
ABSENT: Commissioner Hildebrandt
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 Honicky.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Cordill moved to approve the Regular Meeting Minutes of January 14, 2013. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened and closed the floor for public remarks.

5. Communications

A. Norman and Maeann Gozalka, 5691 Babbitt Street, Haslett; RE: Request for the Township to initiate a rezoning of 5691 Babbitt Street from C-2 Commercial to RB residential

6. Public hearings

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

Chair Jackson opened the public hearing at 7:02 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 special use permit (SUP) request as outlined in staff memorandum dated January 24, 2013.
- Applicant
Gino Baldino, owner of Anytime Fitness, 1812 N. College Road, Mason indicated he also owns the strip center on the site. He availed himself for Planning Commission questions.

- Planning Commission discussion:
Commissioner Ianni noted the fitness establishment has been operating on a 24-hour basis prior to this public hearing without complaint. He stated the Seven Eleven in the same strip mall runs a 24 hour operation and urged the Planning Commission to move forward with a resolution to approve.

Commissioner Scott-Craig inquired if the special use permit included the expansion.

Principal Planner Oranchak responded in the affirmative.

Chair Jackson requested the map be placed on the overhead projector to show how much of the strip mall will be utilized by the fitness facility.

Principal Planner Oranchak outlined the area on the map.

Chair Jackson closed the public hearing at 7:11 P.M.

7. Unfinished Business

- A. Special Use Permit #12071 (Ingham County Transportation and Roads), work in the floodplain to replace the Van Atta Road bridge.

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 #12071 subject to the following conditions:

1. Approval is subject to the revised plans prepared by Bergmann Associates, Inc. submitted to the Township on December 14, 2012, and the related materials submitted as part of Special Use Permit #12071, 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. 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 and 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 and Development.
7. The applicant is strongly encouraged to work with the Township to develop a feasible transitional pathway joining the new bridge to the current road shoulders to provide

- safety for pedestrians and bicyclists.
8. **The 35 mile per hour speed limit signs, which are currently in place on Van Atta Road, shall remain in place until such time as a traffic/speed limit study is completed subsequent to the construction of the bridge.**
 9. **All reasonable and practical attempts shall be made to avoid taking down the large tree located in the southeast quadrant of the project area.**

Seconded by Commissioner Scott-Craig.

Planning Commission discussion:

- Appreciation for the final condition regarding possible avoidance of removing the large tree located in the southeast quadrant of the project area
- State Police will conduct the traffic/speed limit study and subsequently set the speed limit
- Request for staff to apprise the public when the traffic/speed limit study is to be conducted
- Criteria used to set the speed limit

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

NAYS: None

Motion carried 7-0.

- B. Wetland Use Permit #12-06 (Ingham County Transportation and Roads), impacts to wetlands to replace the Van Atta Road bridge

Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #12-06 with the following conditions:

1. **Approval is based upon the revised plans prepared by Bergmann Associates, Inc., received by the Township on December 14, 2012 which depicts 0.008 acres of wetland impact, as well as the documents and materials submitted by the applicant in conjunction with Wetland Use Permit #12-06, subject to revisions as required.**
2. **The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ) and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.**
3. **Wetland Use Permit #12-06 shall be subject to the applicant receiving approval of Special Use Permit #12071 for work in the 100-year floodplain related to the project.**
4. **No work shall be permitted within wetlands beyond the fill at the northwest quadrant for construction of the 92-foot concrete box.**
5. **Erosion control measures shall be installed to ensure soil resulting from construction activities does not enter existing wetlands.**

6. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
7. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
8. Spoils shall be hauled and disposed of at an offsite location acceptable to the Director of Community Planning & Development.
9. Wetlands impacted at the Van Atta Road bridge project site shall be compensated for at a minimum ratio of 1.5 to 1 on the Township's Land Preservation mitigation site.
10. The wetland mitigation shall be monitored as part of the required annual report for the mitigation area with a written status report and photographic documentation provided to the Department of community Planning & Development.
11. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and the posting shall remain in place throughout the duration of the project.
12. Upon completion of the project, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Copy of the wetland use permit stating the conditions will be posted at the job site

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

NAYS: None

Motion carried 7-0.

8. Other Business

A. Resolutions of Appreciation

Commissioner Cordill moved [and read into the record] **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN** as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Shane Goodale grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

Seconded by Commissioner Honicky.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Honicky, Ianni, Norkin, Scott-Craig, Chair Jackson
NAYS: None
Motion carried 7-0.

Commissioner Scott-Craig moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Milton Scales grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

Seconded by Commissioner Honicky.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Honicky, Ianni, Norkin, Scott-Craig, Chair Jackson
NAYS: None
Motion carried 7-0.

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

Commissioner Scott-Craig expressed appreciation for Vice-Chair Deits' presentation at the last Board meeting regarding the Urban Services Management Area.

Commissioner Deits summarized his presentation to the Board relative to the Planning Commission requesting a process be in place for making amendments to the urban services management area prior to making changes to the boundary. He added the next Downtown Development Authority (DDA) of Okemos meeting will be held on February 5, 2013 at 7:30 AM at the Meridian Activity Center where presentations on the revision of the Meijer property tax valuation and the impact on property tax revenues of the new Douglas J redevelopment project.

Commissioner Cordill inquired as to the proper response to the Planning Commission communication requesting an initiation of a rezoning.

Principal Planner Oranchak responded if the Planning Commission desires more information regarding the possibility of an evaluation to determine if there is support for the request, staff will provide that information for the next meeting. She added the Planning Commission has the authority to initiate a rezoning, noting staff can provide background information. Principal Planner Oranchak added she believed it important for the Planning Commission to hear directly from the property owner.

Chair Jackson announced a workshop to be held by the Michigan Association of Planning (MAP) on February 26, 2013 and reminded fellow Commissioners of the February 1st deadline.

Principal Planner Oranchak indicated staff is looking at other options for a workshop location closer to Meridian Township.

10. New applications (None)

11. Site plans received

- A. Site Plan Review #12-78-15 (Kincaid-Henry Building Group), remodel existing building at 6025 N. Hagadorn for occupancy by a new bank.

12. Site plans approved

- A. Site Plan Review #12-08 (Kincaid-Henry Building Group), Douglas J Mixed Use Planned Unit Development on the northwest corner of Okemos and Hamilton Roads.
- B. Site Plan Review #12-94-09 (Redi-Care), remodel 1881 Grand River Avenue (Former Boston Market) for Redi-Care relocation.

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 7:43 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary