

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
July 22, 2013**

APPROVED

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

PRESENT: Commissioners Cordill, Deits, Ianni, Jackson, Norkin, Salehi, Scott-Craig
ABSENT: Commissioners Hildebrandt, Honicky
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner
Gail Oranchak

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Deits moved to approve the agenda amended as follows:

- **Remove Agenda Items #6A and #6B**

Seconded by Commissioner Norkin.

Planning Commission and staff discussion:

- Scope of the project has not yet been determined by the Board
- Mitigation plans are not available to the public yet
- Delay of the hearing until the next meeting does not need to delay the project
- Questions remain about the environmental impact and potential cost overruns
- Noticing requirement of no less than 15 days will not allow for the public hearing to be held at the next regularly scheduled Planning Commission meeting
- Option to hold the public hearing and leave it open until the next meeting so the 15-day noticing process does not have to be repeated

Commissioner Deits withdrew his motion.

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

**Commissioner Cordill moved to approve the Regular Meeting Minutes of July 8, 2013.
Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened and closed the floor for public remarks.

5. Communications

- A. Susan Davis, 4772 Arapaho Trail, Okemos; RE:MUPUD #13014/SUP #13081 (Capstone)
- B. Mike Ma, 3752 Chippendale, Okemos; RE:1510 and 1560 Grand River Avenue

C. Leslie Kuhn, 6162 Oakpark Trail, Haslett; RE: Cornell Road Improvements Project

6. Public hearings

- A. Special Use Permit #13091 (Ingham County Department of Transportation and Roads (ICDTR)), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road and
- B. Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road

Chair Jackson opened the public hearings at 7:09 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 and wetland use permit requests as outlined in staff memoranda dated July 18, 2013.
- Applicant
Bill Conklin, Managing Director, ICDTR, availed himself for Planning Commission questions. He indicated the Township Board will discuss which option it will choose at its Board meeting tomorrow evening. Mr. Conklin added that in both options, the amount of tree removal proposed by the consultant has been reduced to approximately one dozen dead trees and one dozen smaller live trees. He noted the Jeffries Drain will undergo an in-place replacement with a slightly longer culvert, while the Foster Drain culvert will remain as is.
- Planning Commission discussion:
Commissioner Cordill asked Mr. Conklin to provide, in layman's terms, the "pros" and "cons" of the two options under consideration by the Board.

Mr. Conklin delineated the two options in detail.

Commissioner Cordill inquired about the proposed guardrails.

Mr. Conklin responded guardrails were originally placed in Option 1.

Commissioner Deits inquired if the floodway referred to was the Foster Drain.

Mr. Conklin replied in the affirmative.

Commissioner Norkin inquired if there has been discussion about bicycle lanes and/or sharrows if the decision is to move forward with the less expensive option.

Mr. Conklin answered the original design was the compromise, and simply recycling the existing road will require bicycles to share the traveled lane. He added sharrow markings and signage are items for discussion, but has heard the argument Cornell Road is not ideal for bicycling if the shoulders are not added. Mr. Conklin noted that it will be a Township decision.

Commissioner Norkin inquired about the speed limit discretion.

Mr. Conklin responded setting the speed limit is a joint unanimous agreement of the ICDTR, the Township and the Michigan State Police as noted in state law. He indicated a speed study has been conducted and a meeting to discuss the speed limit has been scheduled for July 30th at the Township.

Commissioner Salehi asked if the installation of speed bumps was under the purview of the ICDTR.

Mr. Conklin answered in the affirmative; however, speed bumps would not be applicable to Cornell Road as they are typically installed on 25 mile per hour residential roads experiencing a significant amount of speeding. He added Cornell Road functions as a through road, similar to a county primary road, and speed bumps would not be appropriate.

Commissioner Salehi inquired if rumble strips were an option.

Mr. Conklin replied rumble strips are typically used where a vehicle travels several miles on an open country road and then approaches a stop sign. He stated Cornell Road only has a stop sign at each of its two ends. Mr. Conklin noted rumble strips are used to wake up a driver who has been on a road more than two (2) miles and where a road has crash/accident experience which indicates failure to stop for the stop sign.

Commissioner Salehi asked if Cornell Road could be left at the current width while making it safer for non-motorized traffic.

Mr. Conklin responded the shoulders would have to be widened to achieve that scenario.

Commissioner Salehi inquired if there was safety data available for non-motorized accidents along Cornell Road.

Mr. Conklin replied ten years of accident history were reviewed and there were no non-motorized crashes of any kind. He noted not many non-motorized users travel on that road due to the lack of shoulders, and the option which included creation of shoulders was meant to invite and encourage that use.

Commissioner Salehi asked if input had been solicited from groups representing non-motorized users.

Mr. Conklin answered there was significant representation at the natural beauty road public hearing where opinions ranged from approval to opposition to placement of shoulders.

Commissioner Deits stated the north end of Cornell Road is currently posted at 35 miles per hour

Mr. Conklin concurred, stating it changes in the vicinity of Orlando Drive.

Commissioner Deits inquired if that speed limit is anticipated to change.

Mr. Conklin responded that change is not on the table for discussion with the State Police, adding that if all three (3) parties are not in agreement, no change can occur.

Chair Jackson inquired as to how the mitigation plan changes between the two options.

Mr. Conklin replied with Option 2, there would be no impact to the wetlands and fill would be very minimal, approximately hundredths of an acre.

Chair Jackson asked if the applicant has not submitted the requested mitigation plan because the Board has not yet decided which option it will approve.

Mr. Conklin answered in the affirmative. He offered that the consultant working on the plans is retained by the Department of Public Works and Engineering, with plans being kept in a preliminary state until the final design is agreed upon. Mr. Conklin added soil erosion sedimentation control plans are typically added upon final design. He indicated the approved mitigation plan will also move forward once a design option is chosen and approved.

Chair Jackson inquired if the Planning Commission could be given assurance at this time that the mitigation plan would adhere to the ordinance requirements.

Mr. Conklin clarified that the applicant, the ICDTR, is working jointly with the Township, and the Township is providing most of the funding for the project. He stated the Township handled the design and has been the Project Manager during the design phase, and mitigation will be designed, overseen, maintained and established by the Township since it will occur on Township controlled properties.

Commissioner Scott-Craig asked if there were constraints on the project.

Mr. Conklin suggested the Planning Commission recommend Option 1, subject to the mitigation plan and the proper soil erosion control plan. He indicated if the Board approves Option 1, it would save considerable time rather than having to come back to the Planning Commission in a month or so.

Commissioner Deits iterated the Planning Commission would not be making a decision at tonight's meeting, but the issue would be discussed again in two (2) weeks.

Mr. Ianni noted the Environmental Commission memorandum expressed concern with the fill material to be used and asked if the fill would contain invasive species seeds or other material which could damage the environment.

Mr. Conklin indicated most of the fill will be either onsite fill or mined sand from underneath and the risk for invasive species seeds should be nonexistent.

Commissioner Cordill requested the possible guardrail fits into the character of the road.

Mr. Conklin stated designer guardrails labeled steel backed timber guardrails are proposed.

Commissioner Deits moved to hold the public hearings open until the next Planning Commission session. Seconded by Commissioner Norkin.

VOICE VOTE: Motion carried 7-0.

8. Other Business (None)

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

Commissioner Norkin addressed Commissioner Hildebrandt's email request to be a member of the subcommittee regarding the urban services boundary. He offered to relinquish his seat on that subcommittee in favor of Commissioner Hildebrandt, who lives in the eastern third of the Township.

10. New applications (None)

A. Zoning Amendment #13040 (Planning Commission), amend zoning ordinance Section 86-2 Definitions to add a definition of Adult Day Care Center; amend the conditions for adult day care centers in Section 86-403(d)(1), Section 86-404(d)(2), and Section 86-405(d)(2); and consider alternative types and locations for adult day care facilities.

11. Site plans received (None)

12. Site plans approved

A. Site Plan Review #13-98-8 (Eyde), revise the approved site plan to add two access drives at Meridian Crossing located at the northwest corner of Okemos and Jolly Roads.

B. Site Plan Review #13-95-10 (Graff), revise the approved site plan to add a 1,750 square foot wash bay to the existing building addressed as 1748 Grand River Avenue.

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 7:54 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary