

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 13, 2013**

APPROVED

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

PRESENT: Commissioners Cordill (7:02 PM), Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin (7:02 PM), Salehi, Scott-Craig
ABSENT: None
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 Hildebrandt moved to approve the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Deits moved to approve the Regular Meeting Minutes of April 8, 2013. Seconded by Commissioner Hildebrandt.

Commissioner Salehi offered the following amendment:

- **Add bullet #4 under Agenda Item #8A: Mixed Use Planned Unit Development Concept Plan Review: 2099 Hamilton Road and 2095 Hamilton Road to read: Concern over the height of the building in the back being greater than the 35 foot limit**

Seconded by Commissioner Honicky

VOICE VOTE ON THE AMENDMENT: Motion carried unanimously.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Jackson opened and closed the floor for public remarks.

5. Communications

- A. Matt Brinkley, Senior Planner, Charter Township of Lansing, 3209 W. Michigan Avenue, Lansing; RE: Notice of Intent to Amend Lansing Township's Master Plan
- B. Patty McPhee, 5275 Thames Drive, Haslett; RE: Support for Special Use Permit #13-88231 (St. Martha)
- C. Joseph Guzman, 4084 Hulett Road, Okemos; RE: Concerns with Special Use Permit #13061 (Caring Hand)
- D. Jane Greenway & James Farrell, 2726 Morning Glory Drive, Okemos; RE: Concerns with Special Use Permit #13061 (Caring Hand)

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 special use permit (SUP) request as outlined in staff memorandum dated May 9, 2013.
- Applicant
Pastor Phillip Moore, 2630 Bennett Road, Okemos, availed himself for questions from Planning Commissioners.

Danelle Lofton, 5130 Wexford Road, Lansing, added the elderly is a growing population and this service is meant to be an outreach ministry to the community.

- Public
Joseph Guzman, 4084 Hulett Road, Okemos, expressed concerns with the proposed use, given its proximity to Bennett Woods Elementary School. He believed that since this use will affect the entire community, notice should have been given beyond 300 feet. Mr. Guzman indicated there are no state regulations of adult day care facilities and was unsure of the exact services to be provided. He noted adult day care implies elder care, although it is not limited to the elderly since it is not regulated. Mr. Guzman also expressed concern with additional traffic being brought to the area, specifically into a roundabout which contains four (4) crosswalks.
- Planning Commission discussion:

Commissioner Cordill asked for the maximum number of clients to be served on the site at any one time.

Pastor Moore responded up to a maximum of twenty (20). He clarified there are state regulations for adult day care facilities. Pastor Moore added the previous use as a day care, which handled at least 25 children, did not substantially increase traffic in the area.

Commissioner Cordill indicated the staff report noted if the provider seeks state or federal reimbursement, there are standards which must be adhered to. She inquired if the applicant would be seeking reimbursement.

Ms. Lofton responded and clarified earlier comment that they would follow Operating Standards for the Aging (OSA) whether or not Caring Hand seeks government reimbursement.

Commissioner Cordill asked what the applicant viewed as its staff to client ratio.

Ms. Lofton responded one (1) full time employee, with volunteers for constant supervision, to ten (10) clients.

Pastor Moore added state regulations designate a one (1) to ten (10) ratio, but believed the ratio at Caring Hand would be approximately one (1) to four (4).

Commissioner Cordill asked the applicant if Caring Hand was looking at a minimum age requirement for clientele served.

Ms. Lofton responded the goal would be 70 years of age and older.

Commissioner Honicky inquired if anyone at the facility could have a criminal record.

Ms. Lofton answered criminal background checks and reference checks will be conducted for employees.

Commissioner Honicky asked where the applicant would obtain its clientele.

Ms. Lofton responded for skilled nursing facilities, physicians' offices, adult foster care homes, private homes, etc.

Commissioner Honicky asked if any of the clients would be demented.

Ms. Lofton stated tools to properly screen for dementia would be used, as standards for dementia or cognitive deficits have more structured rules.

Commissioner Honicky asked what tool would be used.

Ms. Lofton responded it would be screening tools from the respective client's physician.

Commissioner Honicky asked if any of the clients would be on medication.

Ms. Lofton answered a client could be on medication and staff would provide oversight by prompting clients to take medication.

Pastor Moore added Caring Hand is in the process of teaming with doctors and registered nurses to assist the facility.

Commissioner Honicky asked where the clients medications will be stored.

Ms. Lofton responded medications will be stored in a locked cabinet with each client's name fully visible.

Pastor Moore added it is not the goal to take clients who are very ill or require supervision with many medications. He indicated the focus will be on providing the functioning elderly population with an alternative so they will not need to be placed in a home for the aged as early in their life.

Commissioner Honicky inquired how will the applicant exercise clientele.

Ms. Lofton responded a structured wellness program, including exercise, will be provided to clients.

Commissioner Honicky inquired if ambulation is part of the exercise program and, if so, where would it take place.

Ms. Lofton responded clients would walk either indoors in a gymnasium setting or outdoors with staff assistance.

Commissioner Honicky asked how staff would determine if it is no longer appropriate for the client to attend the facility.

Ms. Lofton responded through close communication with the client's physician and staff observation there has been a functional decline. She added if the client's health deteriorates to the point that there needs can no longer be met by the facility, staff would request a care conference with family members and the physician.

Commissioner Honicky inquired if regularly scheduled evaluations would be part of the process.

Ms. Lofton responded it its intended to hold 30 day care conferences with family members.

Commissioner Honicky inquired as to the cost for providing this service.

Ms. Lofton stated there would be a daily set rate or \$12/13 per hour.

Commissioner Honicky noted the hours of operation and inquired if the client could pay up to \$200 per week.

Pastor Moore responded it would depend upon the client's desire, stating the hourly rate for adult day care is an industry standard.

Commissioner Ianni inquired if the background check would include sex offender registry.

Ms. Lofton responded in the affirmative.

Commissioner Jackson asked if the background check would include both providers and clients.

Ms. Lofton responded that background checks would be conducted for both providers and clients.

Commissioners Hildebrandt asked for the parameters of services provided.

Ms. Lofton indicated the program is designed to provide activities for high functioning elderly individuals which allows family members a respite from care or an alternative to remaining home alone during the day.

Commissioner Hildebrandt inquired ifthe client had to be ambulatory.

Ms. Lofton responded it would not be a requirement, as some elderly people have balance deficits but can transfer themselves.

Commissioner Hildebrandt requested the applicant list provided services and the type of client to be served in writing.

Commissioner Hildebrandt expressed concern with the client to staff and volunteer ratio for the 59-½ hours per week of operation.

Pastor Moore indicated the staff to client ratio given earlier is a minimum. He added it would be difficult to provide parameters as the day care has not yet been established and the facility does not have any clients. Pastor Moore noted the hours of operation may vary dependent upon the number of clients. He reminded Commissioners that state law requires a ratio of one (1) to ten (10).

Commissioner Hildebrandt indicated the applicant alluded to consulting with other adult day care facilities and asked for whatever proactive steps have been taken.

Ms. Lofton responded she toured state funded day care facilities, shadowed personnel to see how the nutritional program ran, studied the fire safety map and plan, etc. She added each client accepted into the program will have an individualized care plan.

Commissioner Deits noted the staff analyses stated standards for this use can be determined by the Planning Commission and included in the special use permit. He asked for the applicant's opinion regarding placement of a condition which provided a maximum number of clients serviced at the facility at any one time.

Pastor Moore reminded Commissioners that he is a business owner and must look at the question from that perspective. He noted the business would operate different with five (5) clients than it would with fifteen (15). He preferred a maximum of 25 clients to ensure each applicant receive compassionate care.

Commissioner Deits inquired if the operating standards for the aging mentioned earlier were state standards.

Ms. Lofton responded those are State of Michigan operating standards for adult day care.

Commissioner Deits asked if the applicant would object to a condition placed in the SUP approval that Caring Hand follow the state's operating standards.

The applicant responded they will follow those standards whether or not they receive state funding.

Commissioner Deits announced there is an existing SUP for a child day care center associated with this property, and that SUPs go with the property. He asked if the applicant had any objection to the Planning Commission rescinding the SUP for the day care facility, so not both of the SUPs were concurrent.

Pastor Moore expressed no objection.

Commissioner Scott-Craig inquired if the day care would be providing transportation for clients.

Pastor Moore indicated it would depend upon the client's needs.

Commissioner Scott-Craig asked about the relationship with the skilled nurses.

Ms. Lofton responded there will initially be one nurse as an employee and several volunteers will be available once the facility is in operation.

Commissioner Scott-Craig preferred state involvement even though it does not choose to license adult day care centers. He believed the neighbors and Planning Commission members would prefer that involvement and needed to ascertain a method to guarantee that the applicant would have clients who accept state money. Commissioner Scott-Craig inquired if there was any way the applicant felt it could guarantee it would always have clients who accept state assistance.

Pastor Moore indicated he could not make that guarantee; however, there is a preference for state funds because it is guaranteed money. He added there will be some areas of care they are not equipped to handle due to a different set of standards (dementia, etc.)

Commissioner Scott-Craig questioned if the applicant anticipated renovations within the facility to accommodate the adult day care center (security, alarmed doors, ADA compliant restrooms).

Ms. Lofton responded they will have security through alarmed doors.

Commissioner Norkin asked if the applicant would accept a restriction which stipulates hours which do not conflict with peak hours for high school and elementary school traffic.

Pastor Moore stated that issue was taken into consideration when implementing the hours of employment between 7:00-8:00 AM and 5:00-6:00 PM.

Commissioner Norkin indicated that high school rush hour traffic is between 7:45-8:00 AM and that would be the wrong time to bring clients to the facility. He requested the applicant agree to hours which did not infringe on high volume high school traffic.

Pastor Moore responded if that request is being made, it needs to be made to all businesses to offset work schedules to accommodate high school traffic. He reminded the Planning Commission this is a business and hours of operation cannot be dependent upon rush hour traffic.

Commissioner Norkin reminded fellow Commissioners this particular property opens up only to Bennett Road and there is no alternate route which can be traveled. He suggested the applicant work out a scenario which would mitigate the traffic "conflict."

Pastor Moore reminded Commissioners that a child day care previously existed on this property and did not see a difference between dropping off the children during high volume high school traffic and dropping off the elderly.

Commissioner Norkin inquired if there were any problems in the past exiting the facility's driveway onto Bennett Road during the subject time frame.

Pastor Moore was unsure and suggested looking at police reports to ascertain if there were traffic accidents.

Commissioner Cordill did not see a need to cap hours, given there were no restrictions placed on the time when a child care was in operation at that location.

Commissioner Jackson inquired if the facility was previously used as both a sanctuary and a school.

Pastor Moore responded the facility encompasses a multipurpose area, fellowship hall, and a youth area, adding everything in the facility is designed to be multipurpose.

Commissioner Jackson asked if the facility will still be used as a church.

Pastor Moore responded in the affirmative.

Commissioner Jackson asked if the entire facility will be used for the adult day care.

Pastor Moore answered 8,000 of the 11,000 square feet will be utilized.

Commissioner Jackson inquired if significant modifications to the facility will be required to accommodate the anticipated type of client for the adult day care facility.

Ms. Lofton responded there will be few modifications needed to run the adult day care program.

Commissioner Jackson asked if Ms. Lofton's response was based upon her observations of what happens and what is being used in other adult day care facilities.

Ms. Lofton responded in the affirmative.

Commissioner Honicky believed the applicant will need state funding due to exorbitant weekly costs (\$700). He requested the applicant meet the state's operating standards and not accept clients who have cognitive impairment. Commissioner Honicky believed the Township's demographics lend themselves to more licensed facilities and these types of day care facilities.

Pastor Moore indicated this region is affluent and some individuals will pay for this type of service, depending upon the importance they place on their loved ones quality of life.

Ms. Lofton added many residents desire to keep their loved one at home to assist in a positive quality of life and provide dignity. She noted this service would provide that quality at a much lower cost than assisted living or long-term care.

Commissioner Ianni expressed concern with the Planning Commission placing too many burdens or regulations on this particular use. He did not see a traffic issue as none was brought forth when this property was used as a child day care.

Commissioner Deits asked the applicant for a sense of balance as to the mix of clients using the facility throughout the week.

Ms. Lofton indicated that individual's activities of daily living are different and change. She offered examples of an adult child dropping off a parent to go to the grocery store, go to a hair appointment, etc. She indicated a consistent schedule of patients would certainly benefit the applicant, but cannot be counted upon.

Commissioner Deits asked the applicant to discuss his conversation with employees of Bennett Woods.

Pastor Moore explained he allows use of the parking lot for school employees and those employees were supporting of the applicant's intent.

Commissioner Cordill asked staff if there is a similar facility in Meridian Township.

Principal Planner Oranchak was not aware of one.

Commissioner Scott-Craig stated the staff memorandum indicated the need for an in-depth explanation of services and an updated floor plan.

Principal Planner Oranchak reiterated those requests and concerns contained in the staff memorandum.

Pastor Moore added he would provide whatever staff needed.

Commissioner Salehi addressed communications distributed to Planning Commissioners from Mr. Guzman and Jane Greenway. He characterized the questions posed in those communications as very serious.

Pastor Moore clarified that first, and foremost, the building is used as a church, and all people are welcome. He did not believe anything would change as to the various types of people who will be attending this facility by now having adult day care clients in attendance.

Ms. Lofton reminded Commissioners that the applicant does not want to create a hostile environment for clients and extensive screening tools will be used for each intake.

Commissioner Salehi inquired if state regulations precluded the applicant from having a sexual offender as a client in the adult day care.

Ms. Lofton responded in the affirmative, indicating she would not bring a sex offender into a population of elder adults which puts those adults at risk.

Commissioner Salehi believed, based upon letters received by concerned citizens, that residents who live in the area may not have had an opportunity to fully respond or be informed as to the applicant's plans.

Chair Jackson asked staff to speak to the notification standards.

Principal Planner Oranchak stated prior notification through a legal ad in a paper of general circulation and letters to property owners within 300 feet of the site at least 15 days prior to the public hearing are statutory requirements which have been met. She noted exceptions are not made for the type of special use permit or its location.

Commissioner Ianni added state law limits proximity of sex offenders to schools and expressed concern with the legality of excluding individuals with disabilities from this facility.

Commissioner Salehi pointed to Question #12 contained in Ms. Greenway's letter which inquired how nearby residents would know if the program is changed to other types or age groups.

Chair Jackson believed Commissioner Deits earlier suggestion regarding the character of the program and conditions for approving the special use permit addressed the aforementioned concern.

Commissioner Deits added that if the Planning Commission conditions the SUP approval upon rescission of the child care permit, then it is restricted only to adults. He noted, however, that does not preclude younger adults from receiving this service.

Commissioner Honicky requested the applicant provide client screening criteria to staff so that it may be included when this SUP next comes before the Planning Commission.

Chair Jackson closed the public hearing at 8:19 P.M.

- B. Special Use Permit #13-88231 (St. Martha Church), request to amend SUP #88231 to expand the use as a religious institution in a residential district and increase building size

Chair Jackson opened the public hearing at 8:19 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the special use permit (SUP) request as outlined in the staff memorandum dated May 9, 2013.
- Applicant
Todd Gute, Mayotte Group Architects, 6240 W. Mount Hope, Lansing, offered brief history on the site noting the addition was anticipated when St. Martha was originally constructed in 1989. He outlined locations of the various functions to be performed in both the lower and upper level of the addition. Mr. Gute stated the additional parking spaces are a result of the functions within the addition (kitchen, etc.) and removal of portable classroom units. He clarified the new addition has three (3) different roof elevations (one flat and two different pitched), adding it is the applicant's intent to continue using the existing materials for the new addition.
- Planning Commission discussion:
Commissioner Ianni pointed to concerns expressed in the report with groundwater runoff from additional coverage of the land and asked the applicant if that issue had been addressed.

Principal Planner Oranchak indicated the Engineering Department's review indicated a desire to have the applicant provide stormwater calculations, since the existing detention area was built for the original proposal, an 81,000 square foot building.

Commissioner Deits inquired if the existing sewer system has capacity to handle simultaneous multiple large functions.

Father Jon Wehrle, 1100 West Grand River Avenue, Okemos, responded that as a result of concerns expressed during the approval process for the original special use permit, a 20" water line was extended to Grand River Avenue and a sewer lift pump station which could serve a residential community of 16,000 was installed.

Commissioner Deits inquired if the northerly exit from the parking lot would require a variance.

Father Wehrle responded he only became aware of this issue today, but noted the driveway to the north has no curbing for access as a fire lane around the building. He indicated when the road was constructed 24 years ago, many large trees were located nearby and required a "balance" between the temporary road and retaining the trees. Father Wehrle stated he has spoken with the architect for ideas to bring the issue back into conformance so no variance is necessary.

Commissioner Deits asked if the second driveway was installed for safety reasons.

Mr. Gute responded in the affirmative.

Commissioner Salehi asked that the location of additional parking on the north side be clearly delineated when the issue of the drive/variance is addressed.

Mr. Gute responded an additional 10-12 parking spaces may be located on the south side of the drive, perpendicular to the drive. He noted a driver will traverse through the loop, and if parking the vehicle, will not need to cross the lane to enter the building.

Commissioner Salehi inquired if Planning Commissioners would see the rework of the drive location and potential parking prior to special use permit approval.

Principal Planner Oranchak indicated it could be a possibility, noting the SUP could be approved with a condition that variance(s) must be obtained from the Zoning Board of Appeals.

Mr. Gute stated the parking spaces under discussion are not required, but more a matter of convenience.

Commissioner Hildebrandt expressed concern with increased traffic on Grand River Avenue and a change of times for additional vehicles as a result of the addition, and requested a traffic study and traffic analysis be conducted.

Mr. Gute indicated some additional trip generations will occur with increased use of the fellowship hall for wedding receptions, school productions, etc. He inquired of staff if it possessed a traffic study of Grand River which designated the grade of the road based on traffic levels (i.e., A, B, C, D, E, F). Mr. Gute noted the busiest time for churches is Sunday morning which is the lightest traffic of all other uses on that road.

Commissioner Cordill asked if the capacity of school enrollment would change.

Father Wehrle responded no additional classroom space was being contemplated as the classroom modules would be eliminated. He expounded on an earlier Planning Commission concern with traffic by stating there are two entrances/exits on Grand River Avenue which adequately facilitates traffic.

Commissioner Honicky inquired if the closing of Catholic schools in Lansing would result in new students for St. Martha.

Father Wehrle did not believe that would be the case.

Commissioner Honicky inquired if the addition would complete activities are a relatively stable population.

Pastor Wehrle indicated the facilities are for existing parishioners and students; adding the church is not trying to expand its number of members.

Commissioner Ianni asked the applicant to provide Grand River capacity during peak use times (Saturday afternoon and Sunday morning) as well as the grade of Grand River Avenue.

Commissioner Deits expressed concern the request for a traffic study is costly as there is no anticipation of more peak traffic during the hours where the church is currently at its peak. He did not believe a potential problem with current peak hours is a subject for this SUP, should not be a condition of this SUP and suggested the church speak with the Township's traffic engineer.

Commissioner Ianni reiterated he is only interested in the designated road grade of Grand River Avenue and the capacity based on that grade.

Chair Jackson pointed to all the recent discussions of the Michigan/Grand River Avenue Corridor and inquired if there were associated traffic studies.

Principal Planner Oranchak answered she was not aware of any, but would look into that question.

Chair Jackson inquired if the calculation used to determine the building height using an average of the grades satisfied the Township's requirements.

Principal Planner Oranchak replied that is the definition of determining building height and that staff would take it to scale in order to verify.

Chair Jackson asked what grades are offered at St. Martha.

Pastor Wehrle responded the church operates preschool through 8th grade and those grades will remain.

Chair Jackson noted the plans show moving two (2) storm sewer catch basins and asked where they would be relocated.

Mr. Gute indicated the functions of the catch basin located in the middle of the current building are “going away” and roof rainwater will be collected and run through that same piping. He believed one (1) catch basin would be relocated into the yard. He added that few of the 200 trees planted during the construction of 1989 need to be removed due to deliberate planting and planning.

Chair Jackson closed the public hearing at 9:16 P.M.

- C. *Special Use Permit #13051 (Meridian Township), request to work in the 100-year floodplain east of the intersection of Lake Lansing Road and Shaw Street

Chair Jackson opened the public hearing at 9:16 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the special use permit (SUP) request as outlined in staff memorandum dated May 9, 2013.
- Applicant
Younes Ishraidi, Chief Engineer for Meridian Township, indicated the project is part of the Lake Lansing Management Plan. This is an “orphan” drain, takes untreated runoff and directly discharges into Lake Lansing. He noted the staff request is to properly plug the western end of the pipe, plug the pipe at the catch basin, abandon the portion of the culvert by removing it and reroute it by creating a bioswale to treat the water. Mr. Ishraidi noted this will be maintained by both the Township and Ingham County (which owns Lake Lansing Park South). This special use permit is being requested in order to perform the aforementioned work in the floodplain. He noted the Township has obtained a variance from the Zoning Board of Appeals (ZBA) and obtained the proper permit from the Michigan Department of Environmental Quality (MDEQ).
- Planning Commission discussion:

Commissioner Honicky inquired how the bioswale will aid in treating the wetness.

Mr. Ishraidi responded the bioswale will contain plants which aid in water absorption. He stated the medium underneath will have porous organic material, adding there will be times when the ground is saturated. Mr. Ishraidi noted the idea is to improve the quality of the runoff.

Commissioner Honicky inquired if staff planned to remove the old storm sewer piping that currently crosses the beach.

Mr. Ishraidi responded in the affirmative.

Commissioner Deits indicated the bioswale design shown indicates a future bridge and pathway.

Mr. Ishraidi noted the Ingham County Lake Lansing South Parks Manager wanted to install a link or pathway as part of this project. He noted the Township did not want to thwart the project in the future and decided to show it, but will not be part of the project.

Commissioner Deits expressed concern pedestrians will be unable to cross the bioswale if there is no bridge.

Mr. Ishraidi indicated people should not walk in the bioswale and compact the soils.

Commissioner Salehi asked if there was foot traffic in that area of the beach which will now be impeded by the bioswale.

Mr. Ishraidi responded in the negative.

Commissioner Salehi inquired if this is the first bioswale built in Meridian Township.

Mr. Ishraidi responded several rain gardens (Towar Garden area) have been built which are similar to a bioswale; however, the bioswale treats direct point source which goes directly into the lake.

Commissioner Salehi asked if the storm drain in the intersection between Shaw and Lake Lansing will be closed.

Mr. Ishraidi indicated it is a catch basin and will remain as such, acknowledging that the pipe which goes into it at the western end will be capped.

Commissioner Cordill asked how long and deep is the bioswale

Mr. Ishraidi responded the bioswale widths vary from three (3) feet at the bottom to seven (7) feet at the top.

Ms. Oranchak added it is one (1) foot deep, between four (4) to nine (9) feet in width and 125 feet in length.

Commissioner Scott-Craig noted Ingham County will need some type of crossing structure at this location in order to mow the grounds.

Chair Jackson asked if it was illegal to mow in the floodplain.

Principal Planner Oranchak responded in the negative.

Chair Jackson closed the public hearing at 9:38 P.M.

7. Unfinished Business

Commissioner Ianni moved to amend the agenda as follows:

Add Agenda Item 7A to read: Special Use Permit #13051 (Meridian Township), request to work in the 100-year floodplain east of the intersection of Lake Lansing Road and Shaw Street

Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried unanimously.

- A. Special Use Permit #13051 (Meridian Township), request to work in the 100-year floodplain east of the intersection of Lake Lansing Road and Shaw Street

Commissioner Deits moved to suspend Bylaw 6.4a to consider Special Use Permit #13051 the same night as the public hearing.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

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 #13051 subject to the following conditions:

- 1. Approval is subject to the plans prepared by Progressive/AE, dated February 2013 and received by the Department of Community Planning & Development on April 11, 2013, as well as the related materials submitted as part of Special Use Permit #13051, subject to revisions as required.**
- 2. The applicant shall obtain applicable permits, licenses, and approvals from the Township, Ingham County, and the State of Michigan 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 100-year 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 any 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 excess 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.**

Seconded by Commissioner Cordill.

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

NAYS: None

Motion carried unanimously.

8. Other Business

- A. 2005 Master Plan Goals and Objectives: Add Redevelopment Ready Objective and Strategy

Principal Planner Oranchak summarized the Redevelopment Readiness Objective as outlined in staff memorandum dated May 9, 2013.

Commissioner Deits provided a handout which clearly outlined changes agreed upon at the previous meeting regarding an objective titled Prepare a Redevelopment Strategy Plan

Planning Commission discussion:

- Need for inclusion to previous strategy number one and renumber the remaining five (5) strategies
- Clarification of previous strategy number five before renumbering
- Preference to make a motion to incorporate changes as delineated by Commissioner Deits

Commissioner Scott-Craig moved to accept the language prepared by Commissioner Deits, with the addition of number one from the original draft labeled as (2) and renumbering the remaining strategies respectively and make that language Objective F in the 2005 Master Plan Goals and Objectives for timely submission to the Township Board. Seconded by Commissioner Norkin.

VOICE VOTE: Motion carried unanimously.

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

Commissioner Hildebrandt expressed appreciation for Planning Commissioner attendance at the Michigan/Grand River Avenue charette, reminding residents that the draft plan is visionary. She expressed appreciation for all public input on this issue, noting each idea is valuable.

Chair Jackson also expressed appreciation for Planning Commissioner attendance at the charette and reminded residents the concept is an ongoing process and another charette will be held October 24-30, 2013.

Commissioner Deits spoke to efforts to reach out to residents to solicit more community involvement regarding the Michigan/Grand River Avenue charette.

Commissioner Scott-Craig reported attendance at the charette included Township staff and Board members as well as Planning Commissioners for most sessions, indicating Meridian Township was well represented. He announced Commissioner Norkin was the recent recipient of the Crystal Award.

Commissioner Cordill inquired as to the status of the Cornell Road Improvement Project, noting the news article indicated both Meridian Township and Ingham County must be in favor of the project.

Commissioner Hildebrandt outlined Board action to date for the road improvement project.

Commissioner Deits announced former Planning Commissioner and current Trustee Milton Scales received the Lansing Community College Distinguished Alumni of the Year Award.

10. New applications

- A. Planned Unit Development #13-05044-2 (Champion Woods), request for a minor amendment to revise boundary line between lots 40 and 41.

11. Site plans received

- A. Site Plan Review #13-94-02 (Studio Intrigue), 1500 square foot addition to the former Boston Market building for a new user (Redi-Care), 1881 Grand River
- B. Site Plan Review #13-95-03 (EXP US Services), addition to the Speedway gas station building, 1659 Grand River

12. Site plans approved

- A. Site Plan Review #13-09-08 (Wolverine Building Group), addition to the Lodges of East Lansing I maintenance garage, 2700 Hannah Blvd.
- B. Site Plan Review #13-01 (HTA Companies, Inc.), landscape renovations at 2900 Place apartment, 2900 Grand River Avenue

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 10:09 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary