

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 14, 2013**

APPROVED

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

PRESENT: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin, 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 unanimously.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of September 23, 2013 as amended. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Fritz Heller, owner, NorthMich Hospitality, LLC, 2758 West Woodlands Drive, Traverse City announced updated plans for the proposed Residence Inn on Hannah Boulevard have been distributed to Planning Commissioners.

Chair Jackson closed public remarks.

5. Communications (None)

6. Public hearings

A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

Chair Jackson opened the public hearing at 7:03 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 October 10, 2013.
- **Applicant**
Allen Russell, DTN Management, 1690 Mack Avenue, Haslett, stated he was approached by CSL Plasma desiring to place a plasma donation center within the eastern half of the former L & L Supermarket in the Carriage Hills Center. Mr. Russell noted DTN will not be doing a build out for this client, and a floor plan will be presented during the building permit process.

Mr. Russell stated that while plasma and blood centers are not required to be licensed in the State of Michigan and are not a use permitted by right or an allowed use in the C-2 (Commercial district), they must obtain a Food and Drug Administration (FDA) license.

- **Public**
William Joyce, 2941 Colony Drive, East Lansing, spoke in opposition to the proposed plasma center as he believed it would affect the quality of life for residents in Carriage Hills subdivision and children attending nearby William Donley Elementary School. He compared the proposed plasma center to the operation on S. Cedar Street in Lansing, and believed the center will be a magnet for individuals looking to purchase drugs.

Chelsea Thornburg, representative of White Birch Condominium Association, 3021 Birch Row, Apt. #14, East Lansing, spoke in opposition to the proposed plasma center, as she believed it an unsuitable location for a plasma center. She spoke in opposition to the change in use at the existing shopping center, believing the granting of this special use permit (SUP) will change the nature of the shopping center and adversely affect the neighborhood and decrease property values. Ms. Thornburg objected to the short two-week notice. She stated there have been no efforts by DTN to mitigate the effects of this business on the surrounding residential area.

Ms. Thornburg unequivocally believed there will be a dramatic increase in the number of trespassers on the properties contained within the White Birch Condominium Association. She believed the presence of a plasma center is incompatible with the neighborhood and is in opposition to the Master Plan Goals and Objectives for residential neighborhoods. Ms. Thornburg requested a delay on Planning Commission action for this special use permit to allow the residents of the White Birch Condominium Association additional time for further preparation. She spoke to the lack of visibility of the posted special use permit sign and alleged some neighbors did not receive proper notice. She suggested that a ten (10) foot high brick wall be erected on the northern property line of the shopping center should the Planning Commission vote to approve the SUP request.

William Anderson, 2910 Crestwood Drive, East Lansing, spoke in opposition to the proposed SUP. He believed the request is rushed, and more time is necessary to identify all pertinent issues. Mr. Anderson questioned the need for a plasma center in the area, is not harmonious with the surrounding neighborhoods, will be detrimental to other properties in the neighborhood as plasma centers do not attract community minded citizens, and will have a deleterious effect on the neighborhoods and schools. He voiced concern about the safe handling of medical waste and spoke to the safety and security of users and residents in the surrounding neighborhoods when the center is open for 12-16 hours per day.

Bonnie Klacking, 6230 Cobblers Drive, East Lansing, spoke in opposition to the proposed CSL plasma center. As a plasma donor, she believed up to 500 donors could frequent the business each day. Ms. Klacking explained the “questionable” screening process and offered a scenario where 100 individuals could potentially be waiting for the bus at 9:30 P.M. She voiced concern with traffic flow and indicated this business would not be a good fit for the neighborhood.

- Planning Commission discussion:

Commissioner Honicky expressed appreciation for public comment from community members. He voiced disappointment that a representative from CSL Plasma is not present this evening to answer specific questions; i.e., how medical waste is handled, who is the intended clientele, what is the usual process and what type of testing is performed once plasma is obtained. Commissioner Honicky recommended the SUP request be tabled until a representative from CSL is available for Planning Commission questions.

Commissioner Ianni agreed the matter should be delayed given public input. He also requested crime statistics associated with other CSL plasma centers in the region be provided in order to ascertain the effect of the center on the surrounding communities.

Commissioner Cordill explained the normal process for a special use permit request after a public hearing is held.

Commissioner Norkin asked Mr. Russell if there were outside parameters which required the applicant to request the rules be suspended to take action at tonight’s meeting.

Mr. Russell responded that action at the same night of a public hearing is not an unusual request and allowed by Planning Commission procedures. He added since a new roof will need to be laid, impending weather is a factor. Mr. Russell clarified a licensed medical waste carrier would be utilized for pick up. In response to earlier public comment, he noted a recent newspaper article stated that more than half of all blood products used in medical treatment are derived from paid sources.

Commissioner Norkin reminded fellow Commissioners of a plasma center which operated in the Grand River/Northwind Drive area for approximately 15-20 years. He believed the area was suited for a plasma center as the CATA #1 bus ran at max hours along that corridor. Commissioner Norkin asked the applicant if his tenant would be willing to add extra security both inside and outside the facility.

Mr. Russell responded there is a bus stop on the east side across from the apartment complex swimming pool. He noted a fully active camera system is across the back of the building and in front of the new Spartan Net relocation suite in Carriage Hills which can be expanded to cover the entire site. Mr. Russell stated lighting has also been added to the center. He noted language in DTN’s lease provides the company with the right to require security measures by the tenant if there is a demonstrated need.

Commissioner Norkin pointed to the need for the Planning Commission to adhere to the review criteria for a special use permit and indicated he needs to research if the request will have an adverse impact the neighborhood.

Commissioner Scott-Craig inquired if CSL Plasma Center has any plans to meet with members of the immediate community in an effort to address questions and concerns.

Mr. Russell indicated CSL Plasma is a national company with corporate offices in Florida, but he offered to have a representative available in the future to make a presentation before the Planning Commission.

Commissioner Scott-Craig believed it premature to move forward tonight without having a representative from CSL available for Planning Commission questions.

Commissioner Norkin stated there was question whether neighbors received notice regarding this public hearing, especially since the principal of Donley Elementary School had no knowledge of it.

Principal Planner Oranchak responded the normal notification process was followed by sending letters to all property owners within 300 feet of the property line.

Chair Jackson spoke to an earlier citizen concern with the amount of time which transpired between noticing and the public hearing.

Principal Planner Oranchak clarified notices must be sent at least 15 days before the public hearing.

Chair Jackson asked if the typical noticing process was followed.

Principal Planner Oranchak responded in the affirmative, adding she will review the notification list to verify its accuracy.

Commissioner Deits stated his initial calculation indicated 500 additional trips per day from the proposed plasma center. He inquired as to how that calculation compared to the typical number of trips per day for a commercial building of the same size.

Principal Planner Oranchak responded she did not have that information available, as individual businesses within a shopping center are not typically calculated, but the center as a whole.

Commissioner Deits believed the assumption cannot be made that most of the individuals traveling to the plasma center will do so by bus. He spoke to the need for assurance there is adequate parking for this special use in order to not adversely affect the neighborhood. He requested a comparison be provided to the Planning Commission between expected use of 13,000 square feet of normal commercial space and the anticipated use as a plasma center.

Commissioner Deits believed licensing by the FDA "trumps" state licensure. He believed it important to obtain a "solid" Township Attorney opinion which affirms this particular use, based on our ordinance, requires a special use permit. He requested examples be provided by the developer of "successful" similar units in similar locations.

Commissioner Salehi requested an analysis on the precedent for plasma centers in Meridian Township and East Lansing (existing centers, impact on the community for those centers,

what the surrounding environment looks like). He also asked for crime statistics when a plasma center opens in a community.

Commissioner Hildebrandt asked who the applicant is targeting when it performed its analysis on the number of bus transfer needed to arrive at the proposed plasma center.

Mr. Russell responded he was given information that the proposed plasma center would draw 20-25% of the current Jolly-Cedar center donors as the location would be more convenient. He added that language exists in DTN's lease that all signage must be reviewed by DTN for compliance in style and the proposed tenant must obtain permits and approval by the Township.

Chair Jackson inquired if this is an international company.

Mr. Russell responded in the affirmative.

Chair Jackson inquired if CSL Plasma was an American owned company operating internationally.

Mr. Russell noted that world headquarters are located in Germany, while the US home office is in Florida.

Chair Jackson asked if there are other plasma centers in Michigan.

Mr. Russell indicated CSL Plasma's website indicates there are four (4) located in Michigan.

Chair Jackson asked for the other types of businesses in the Carriage Hills center in addition to Spartan Net.

Mr. Russell listed Buddies Pub and Grill, Mac Creery Vision Center, Wok and Roll, Goodwill, and a Chinese social club.

Chair Jackson asked if the applicant would consider buffering the north end of the building from the residential neighborhood, given earlier public comment.

Mr. Russell was open to buffering at the north and requested low maintenance, high quality buffering be allowed. He stated one of the stipulations required when he was before the Township 8-10 years ago to expand Passageways Travel was not to block foot traffic from the north.

Chair Jackson reaffirmed the reason this type of business is not licensed in the state is because the state does not require licensure.

Commissioner Norkin asked fellow Commissioners to contemplate the economic situation of Carriage Hills when considering this request, as L & L is no longer the anchor store. He urged careful consideration of this request as it is an economic development opportunity to make Carriage Hills a viable center, and suggested the applicant meet with neighborhood representatives.

Commissioner Salehi believed this international company with offices throughout the world knows its target audience when it chooses to locate in a college town and has information regarding anticipated clientele with accompanying foot traffic.

Chair Jackson asked staff to obtain the requested information and encouraged the applicant to meet with neighbors.

Mr. Russell believed the rationale for a CSL representative not being in attendance at tonight's meeting was a communication error with his office.

Commissioner Honicky inquired as to the parent company of CSL Plasma.

Commissioner Scott-Craig noted CSL Behring's website gives information about the complicated company structure which evolved over a long period of time.

Chair Jackson added that if the Planning Commission elects to hold the public hearing open, it does not mean the public hearing has to be taken up at the next regularly scheduled public hearing.

Principal Planner Oranchak noted that if the public hearing does not resume on October 21, 2013, the first available Planning Commission meeting after that date will be November 18, 2013. She indicated that will provide ample time in the event renoticing is required.

Commissioner Cordill voiced her desire that cohesiveness on the façade remain when the old L & L building is divided. She inquired as to the role of Carriage Hills.

Commissioner Deits moved to hold open this public hearing until the next Planning Commission meeting or whatever meeting is appropriate with the option to make a decision the same night. Seconded by Commissioner Norkin.

Commissioner Salehi inquired if the request to make a decision the same night as the public hearing is automatically granted and is the Planning Commission required to attach the decision on the same night to this application.

Commissioner Deits stated Planning Commissioners must suspend the rules in order to make a decision the same night and there is no mandate to make a decision on the same night of the public hearing.

Chair Jackson clarified that an applicant always has the option to request a decision the same night as the public hearing, but such approval by the Planning Commission is optional.

Commissioner Salehi believed there is no compelling need to make a decision the same night as the public hearing, and the applicant's request is "at odds" with the Planning Commission's need to obtain more information.

Commissioner Ianni offered the following friendly amendment:

- **Moved to hold the public hearing open until the November 18th Planning Commission meeting, if possible.**

Chair Jackson clarified that the CPUD does not have standards which relative to specific uses.

[Principal Planner Oranchak's comment was inaudible].

Commissioner Salehi believed there was not sufficient information provided by the applicant relative to the request for parking reduction.

Chair Jackson indicated the Township has a standard in C-3 which relates to the number of parking spaces (5) per 1,000 square feet of gross leasable floor area. She noted the applicant has requested a waiver to reduce the standard to 4.54 spaces per 1,000 square feet.

Larry Parsons, General Manager, Meridian Mall, 1982 W. Grand River Avenue, Okemos, indicated parking for the mall has not reached capacity for the last two (2) years during the two busiest shopping days of the year, Black Friday and the Saturday before Christmas. He added department store partners do not allow mall management to reduce the parking standards below 4.5 parking spaces for every 1,000 square feet of gross leasable floor area in order to not lose customers.

Commissioner Ianni inquired as to the type of tenant being sought for the CPUD.

Mr. Kyes responded for this request, it is one retail user who will occupy 50,000 square feet.

Commissioner Ianni expressed his appreciation that the center of the commercial core will be the "beginning" of the CPUD. He voiced his approval that the mall is connected to the community through bicycling and sidewalks as part of the complete streets concept.

Commissioner Hildebrandt inquired if the light poles will be grandfathered into the entire mall area.

Principal Planner Oranchak believed that was what the applicant was asking for.

Commissioner Hildebrandt asked if the entrance to the mall through the store will become an exit only.

Mr. Kyes indicated there are several entrances to the mall, but the entrance in question will become an emergency exit only. He added the main idea behind that is to "force" shoppers to use the new entrance. He clarified that an individual can enter the new store from the mall or directly from the parking lot.

Commissioner Hildebrandt inquired if there was a way to guard against parking problems in the event the next seven (7) requests were for restaurants.

[Principal Planner Oranchak's response was inaudible].

Commissioner Cordill inquired if the proposed reduction in parking would likely be experienced on the north end where it is not as busy.

Mr. Kyes responded there are areas included for future development when using numbers based on the gross leasable area of the mall. While acknowledging some parking will be lost with construction of a new building, there is still room to meet the pervious/impervious ratio.

Commissioner Scott-Craig inquired if the two conifers up near the entrance which is proposed to become an emergency exit will remain.

Mr. Kyes responded it is the goal to have them remain, adding a large tree on the corner of JC Penney's will stay. He noted the ornamental trees will be removed.

Commissioner Deits believed the intent of the amenities portion of the CPUD was to give the developer more flexibility in exchange for receiving additional amenities.

Mr. Kyes stated he had several discussions with staff about this issue and his starting point is as presented, noting the addition will bring covered bicycle parking, benches, pavers, planters, etc.

Commissioner Deits posed the idea of a pocket park.

Mr. Kyes believed the food court to be an obstacle to customers going out of the mall to a pocket park. He spoke to the impracticality of recreating the entire site, but can start the process by moving two lightpoles and begin changing the streetlights out to LED lighting, etc.

Commissioner Deits believed the direction of the township regarding bikeability lends itself to providing sufficient covered bicycle parking.

Commissioner Norkin expressed appreciation for EDC's advocacy for business development with the Planning Commission and Township Board. He suggested enhancement of the CATA stop to a transfer station would be a significant amenity.

Commissioner Scott-Craig inquired if the CPUD was for the entire 95-acre mall.

Principal Planner Oranchak responded in the affirmative.

Chair Jackson inquired if the Planning Commission was being asked to approve the application of this site to be considered from this point forward as a CPUD.

Principal Planner Oranchak responded in the affirmative.

Commissioner Norkin voiced concern that knowledge of a specific tenant is sometimes relevant when there are competing interests or "cannibalization" of businesses can occur.

Chair Jackson added that the mall is treated like any other C-3 zoned property and there are uses allowed by right.

Commissioner Deits noted the Planning Commission is explicitly precluded from considering the economic viability of a use in its decision making.

Chair Jackson noted that at this point, the Planning Commission is considering only the proposed change in lightpole height and reduction in the number of parking spaces per 1,000 square feet of gross leasable area. She noted that as development of the CPUD continues, additional amenities can be added.

Mr. Kyes responded to an inquiry by Commissioner Scott-Craig by stating that although the request is for an 18,650 square foot addition to the Meridian Mall, the applicant is proposing to combine it with 30,000 of existing tenant space.

Commissioner Deits announced the Township will host a visioning exercise within the next few weeks which will encompass the central portion of Meridian Township, including Meridian Mall. He indicated the opening design session will be held on October 24, 2013 at 6:00 P.M. at Chippewa Middle School, and subsequently on Monday, October 28th at 5:00 P.M. in the Township Hall.

Chair Jackson addressed the possible relocation of the fire department connection and inquired as to how many connections are in the Meridian Mall.

Mr. Kyes responded that while he did not have an exact number, there were “lots.” He added that in speaking with both the Engineering Department and Fire staff, the plan is to move the fire connection to the corner. He will turn in a letter during the site plan process which states the risers are large enough to serve the area.

Chair Jackson pointed out that the applicant has asked for a parking waiver as part of the granting of the CPUD, which she believed would eliminate the need to request a variance.

Principal Planner Oranchak concurred with the Chair’s observation.

Chair Jackson asked if there is a significant benefit to having light pole at a height of 35 feet, an increase of five (5) feet over the maximum allowable height of 30 feet.

Mr. Kyes responded the entire mall is laid out with 35 foot poles to achieve overlapping light. If the height is lowered, some lighted area would be lost. He also spoke to the cost of replacing light poles, and the simple solution would be to move two (2) existing poles. Mr. Kyes acknowledged an effort to work toward changing out the light heads to LED lighting.

Chair Jackson closed the public hearing at 9:30 P.M.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway

Ms. Oranchak offered applicant revisions to the proposed MUPUD in response to Planning Commission comments made at the September 23, 2013 Planning Commission meeting.

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF

MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #13024, subject to the following conditions:

- 1. The recommendation for approval is based on the revised cover sheet, utility and storm plan, pervious/impervious plan, landscaping plan and existing survey plan dated October 7, 2013; a photometric plan dated October 2, 2013; and, floor plans and elevation plans dated received by the Township August 30, 2013, subject to revisions as required.**
- 2. MUPUD #13024 (Hannah Hospitality, LLC) to construct a single building for use as a Residence Inn by Marriott shall be contingent on the approval of SUP #13131 (Hannah Hospitality).**
- 3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Cover Sheet: recreational sport court, outdoor gathering patio, and foot sidewalks that connect to Township sidewalks.**
- 4. The character and quality of the building materials and general architectural design of the buildings should be consistent on all four sides of the building.**
- 5. Brick, stone or masonry products should cover no less than 60 percent of building facades that are either visible from a public street or provide the main entrance to the building.**
- 6. Site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.**
- 7. To the greatest extent possible, existing mature and healthy trees should be used in the project's landscape plan. Where new landscaping, including street trees, is installed, it should be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department, as applicable.**
- 8. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.**
- 9. Any future building additions or expansions should require modification to the Mixed Use Planned Unit Development #13024 and Special Use Permit #13131.**
- 10. Pedestrian sidewalks a minimum of seven (7) feet in width should be installed along the project's Hannah Boulevard frontage.**
- 11. Street and site lighting should be consistent with previously approved projects in the Hannah Farms Mixed Use Planned Unit Development. Light poles should be no taller than 15 feet in height.**

Seconded by Commissioner Cordill.

Planning Commission and applicant discussion:

- Applicant has agreed to the Drain Commissioner's standards for rain gardens or bioswales on the site
- Applicant has addressed Planning Commission concerns voiced at the last meeting
- Use adds diversity to the MUPUD
- Proposal creates different types of housing options
- Current TownePlace Suites has a 50-50 mix of 15 and 30 foot light poles
- Light poles are shorter near the front of Hannah Boulevard
- Taller poles are near the back of the parking lot
- Concern the proposed amenities are not available to the public but for guests and their visitors
- Limit of an amenity to the hotel guests and their visitors is reasonable given the hotel's location
- Future Planning Commission discussion on the public value of an amenity which is privately held

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

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway

Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13131 (Hannah Hospitality, LLC) to construct a single building totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. **Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated October 7, 2013, subject to revisions as required.**
2. **Special Use Permit #13131 is subject to approval and all conditions placed on Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC) by the Township Board.**

Seconded by Commissioner Scott-Craig.

Planning Commission discussion:

- Minimum lot area and minimum lot width are not requirements in a MUPUD and, therefore, not a reason to approve

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

NAYS: None

Motion carried unanimously.

- C. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

Commissioner Hildebrandt moved to remove Item #7C from the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

8. Other Business

A. 2005 Master Plan Goal and Objectives

Commissioner Deits moved to return the draft Goals and Objectives section of the Meridian Township Master Plan to the Township Board with no changes and advise the Board the Planning Commission is taking this action to move the process forward so that public input can be received through the next stages of the Master Plan review process. The Commission's intent is to defer making any changes to the current draft until after the document has been distributed for the 63-day review and the public hearing is held, as required by the Michigan Planning Enabling Act. Seconded by Commissioner Ianni.

Planning Commission discussion:

- Planning Commission has temporarily accepted the changes made by the Township Board in order to move the process forward
- Concern the intent of this action is not clear to the public
- Planning Commission will continue to work on amendments to the goals and objectives

VOICE VOTE: Motion carried 8-1 (Hildebrandt).

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

Commissioner Deits attended a conference in Marshall hosted by Michigan State University, Michigan State Product Center and Generation E Institute, on October 3rd and 4th titled "Connecting Entrepreneurial Communities" where the prevailing theme was that downtowns will be developed as the place where young professionals will choose to live. In response to Planning Commissioner inquiry, he explained the function of Meridian Township's Meridian Asset Resource Center (MARC).

Commissioner Deits announced the Township will host visioning exercises on October 24, 2013 at 6:00 P.M. at Chippewa Middle School, and subsequently on Monday, October 28th at 5:00 P.M. in the Township Hall for the Meridian Township focus area. He noted information for all three focus areas can be obtained at www.migrand-charette.com.

Commissioner Norkin added the summary of all the charettes mentioned previously by Commissioner Deits will be held on October 30, 2013 at 6:30 P.M. in the Hannah Community Center in East Lansing.

Commissioner Scott-Craig reported an article in the newspaper indicated East Lansing will experience a renovation which will be a mirror image Hannah Plaza in the Harrison/Trowbridge area.

10. New applications

A. Commercial Planned Unit Development #13044 (Wolverine Building Group) Construct a Whole Foods store at 2758 Grand River Avenue

B. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and

1449 Haslett Road from C-2 (Commercial) to RB (Single Family-High Density)

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 10:07 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary