

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
December 10, 2012**

**APPROVED**

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

PRESENT: Commissioners Cordill, Deits, Goodale, Hildebrandt, Honicky, Norkin, Scott-Craig  
ABSENT: Commissioner Jackson  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

Chair Deits 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 7-0.

**3. Approval of Minutes**

**Commissioner Goodale moved to approve the Regular Meeting Minutes of November 19, 2012 and November 26, 2012. Seconded by Commissioner Hildebrandt.**

VOICE VOTE: Motion carried 7-0.

**4. Harmony Gmazel, Tri-County Regional Planning Commission (TCRPC) Land Use Planner**

Harmony Gmazel and LeRoy Harvey, Meridian Township Recycling Coordinator, offered an update on the activities of the Mid-Michigan Program for Greater Sustainability (MMPGS).

Planning Commission discussion:

- Promotion of complete streets with Meridian Township and other communities on the Grand River Avenue Corridor east to Webberville
- Complete streets project focuses on best design practices for the Grand River/Michigan Avenue corridors, a 22 mile corridor from the State Capitol Building to Webberville
- Effort to promote bus rapid transit along the corridor from Meridian Mall to the State Capitol Building
- TCRPC is working with the National Charette Institute, bringing in a team of planners, designers and landscape architects for an eight day design charette, April 30<sup>th</sup> through May 7<sup>th</sup>
- Charette will run 24 hours per day to allow all residents an opportunity to offer input
- Future possibility of making the bus rapid transit connection east to Detroit
- U.S. Department of Housing and Urban Development (HUD) grant required confinement to the Clinton, Ingham and Eaton jurisdiction
- Corridor in the TCRPC region is titled "Michigan's Main Street" which is tied directly into what could be called an "Automobile Heritage Corridor" and would take riders east to Detroit
- Possibility of also connecting to Grand Rapids in the future for a light rail system from Detroit to Grand Rapids
- Current status of the Grand River Corridor
- Creation in 2012 of a Corridor Task Force
- Land Policy Institute at Michigan State University is managing the design portfolio project, including significant data collection on trends and master plans along the corridor

- Meeting with the National Charette Institute and subsequent signing of a contract
- Capital Area Transportation Authority (CATA) working on preliminary environmental assessments for the bus rapid transit system
- Corridor segment is a pilot program and the strategies and workshop process could be replicated on other corridors in the region
- TCRPC would like HUD to recognize the corridor segment as a national model
- Mass transit v. bus rapid transit
- Peak along the Grand River Corridor is not confined to rush hour because of the student ridership near MSU

Ms. Gmazel played a short public awareness video regarding MMPGS on the overhead projector. She encouraged Planning Commission members to share any of their ideas on the idea sharing portal at the tri-co.org website.

LeRoy Harvey, Meridian Township Recycling Coordinator, provided information on links mentioned in Ms. Gmazel's presentation. He availed himself to Planning Commissioners relative to recycling and energy projects.

Planning Commission and staff discussion:

- Request for more frequent curbside recycling pick-up; e.g., once per week
- Granger customers who live in single family through four-unit households currently enjoy free curbside recycling
- Granger now offers a larger bin with a capacity five times larger than the traditional cart for a nominal monthly fee
- Current sorting system used by Granger prohibits colored glass as it acts as a contamination and decreases the cost of the materials
- Sorting facilities on the east side of the state are becoming more sophisticated and will likely result in more opportunities to recycle colored glass
- Meridian Recycling Event, held twice per year, provides recycling of all types of glass
- Challenge with glass is that it is heavy, takes more energy to move, and contaminates other recyclables which have more worth
- Current gap in the market for recycling efforts at multi family dwelling units
- Reclaimed by Design manages the Township's recycling center and has worked out an arrangement for single source recycling (where all fibers can be mixed together)
- Bins at the Township's recycling center are difficult for older residents to keep open when trying to place newspapers into them

## 5. Public Remarks

Chair Deits opened the floor for public remarks.

Ann Alchin, 5975 Cypress, Haslett, expressed concern whether the State of Michigan has counted the "extra" fenced in area as it relates to its licensing requirements. She expressed concern with the dead ash tree behind the garage on this property, stating that when the tree falls, it will "take out" Ms. Alchin's fence and shed. Ms. Alchin also addressed the noise level when the children are playing outside.

Neil Bowlby, 6020 Beechwood Drive, Haslett, inquired as to a possible potential problem with a previous motion that had been tabled relative to the urban services boundary.

Chair Deits explained the Planning Commission brought a new motion forward regarding the urban

services boundary and did not believe the “old” tabled motion created any problem.

Ashley Van Dusen, 5972 Greenman Street, Haslett, noted a wooden privacy fence has been constructed on the boundary of the subject property since she was last before the Planning Commission.

Chair Deits closed public remarks.

**6. Communications (None)**

**7. Public hearings (None)**

**8. Unfinished Business**

- A. Special Use Permit #12081 (Van Dusen), request to operate a group child day care home for no more than 12 children at 5972 Greenman, Haslett  
Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated December 6, 2012.

**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 #12081 (Van Dusen) with the following conditions:**

- 1. Approval is based on the application materials submitted by the applicant subject to revisions as required.**
- 2. The applicant shall obtain and maintain all necessary permits, licenses and approvals from the State of Michigan Department of Human Services Bureau of Children and Adult Licensing and the Township.**
- 3. The maximum attendance for the group day care home shall be not more than 12 children at any one time.**
- 4. The hours of operation for the group day care home shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday.**
- 5. Fencing shall be added along the south property line to fully enclose the boundaries of 5972 Greenman Street. New fencing shall be installed to a height no less than four feet and no more than six feet.**
- 6. A grass strip at least two feet in width shall be installed and maintained along the north edge of the driveway between 5972 Greenman and the adjacent property to the north.**
- 7. One non-illuminated sign no larger than two square feet may be affixed to the front façade of the residence to identify the day care center.**

**Seconded by Commissioner Cordill.**

Planning Commission and staff discussion:

- Noise issue can be addressed through the nuisance ordinance

**The seconder offered the following amendment:**

- **Amend condition #5 to read: Solid wood fencing shall be maintained along the property lines to fully enclose the rear yard of 5972 Greenman Street. New fencing shall be installed to a height no less than four feet and no more than six feet.**

**The amendment was accepted by the maker of the motion.**

Continued Planning Commission discussion:

- Concern with the responsiveness of the landlord to make needed repairs (i.e., torn screen, downspouts disconnected from the building, uncovered space in the boardwalk, wire fence removal and subsequent installation of a wooden fence)
- Downspouts have been fixed
- Fence next to the garage has been repaired

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

NAYS: None

Motion carried 7-0.

## **9. Other Business**

A. Cancellation of the December 17, 2012 meeting

**Commissioner Cordill moved to cancel the regular meeting scheduled for December 17, 2012. Seconded by Commissioner Hildebrandt.**

VOICE VOTE: Motion carried 7-0.

## **10. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Chair Deits reported his attendance at the last Downtown Development Authority (DDA) meeting where the annual DDA event was discussed. He noted members are looking for volunteers to help coordinate the event.

## **11. New applications (None)**

## **12. Site plans received**

A. Site Plan Review #12-87-21 (Fiesta Charra), addition to an existing building for a new restaurant occupant

## **13. Site plans approved (None)**

## **14. Public remarks**

Chair Deits opened public remarks.

Ann Alchin, 5975 Cypress, Haslett, stated the wooden fence to the rear of the property at 5972 Greenman is actually on Ms. Alchin's property

Chair Deits closed public remarks.

**15. Adjournment**

Chair Deits adjourned the regular meeting at 7:55 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary