

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES
FEBRUARY 13, 2012**

APPROVED

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 517-853-4560**

PRESENT: Chair Deits, Commissioners Honicky, Goodale, Hildebrandt, Norkin, Scales and Scott-Craig
ABSENT: Vice-Chair Jackson and Secretary Cordill
STAFF: Principal Planner Gail Oranchak
PUBLIC: None

1. Call meeting to order

Chair Deits called the work session meeting to order at approximately 8:10 P.M.

2. Approval of agenda

3. Public Remarks

None

4. Discussion

A. 2005 Master Plan Update

- Require special use permit for all development outside USB except single family homes
- Already require SUP for most development in RR
- Rezone all land outside urban service boundary as a separate zoning district
- Projects outside urban service management area (USMA) must show no suitable site available within the USMA
- Extra features in SUP to speak to areas outside the urban service urban service management area.
- Overlay may be more appropriate
- Goal of full development inside USMA before then putting that language inn tot USMA policy desirable
- Minimize processes to enforce policies
- Communicate goal to develop within the USMA first
- Not fully developed inside USMA but certain percentage must be utilized before boundary expansion
- No percentage in policy simply will review every five years or more frequently for adequate supply of available land
- Emergency process for unexpected events
- Establish a baseline of available non-residential land
- Statutory requirements for review of the master plan every five years
- Add “evaluate the boundary as part of each five year review of the master plan”
- Keep “at least every five years”
- “Evaluate the boundary at least every five years at the same time as the master plan”
- Too much to do both at same time
- Logical, holistic approach to review the boundary at the same time as the overall master plan supported by up-to-date data
- Planning Commission create USMA policy to insert as amendment into the master plan to guide USMA decisions
- Policy may become the basis for an ordinance created by the Board
- Previously discussed goal as some amount of development within USMA before expand boundary to encourage development outside the USMA

- First six points in memo basically what do for five-year review of the Master Plan
- No request to amend USMA considered, only evaluate during regular five-year Master Plan analysis
- State in master plan USMA will not be modified unless specific conditions are met-no available land within the USMA that could be used; compelling public safety or other issue requires expansion for development
- The burden on the developer to prove the USMA should be amended by addressing expansion policies
- Sewers for single-family homes outside the USMA
- Inside the USMA means services will be available, the developer will continue to pay for extensions
- Township does not have the means to make one homeowner at a time whole
- Where service will eventually extend to more than one residence have a date certain when everyone must hook up, 15 year suggested or when house changes ownership
- Establish a policy for failed services to single family residential uses outside the USMA
- Sewer lines beyond boundary only as a last resort
- EPA disagrees with notion only good system is a sewer system
- Outside boundary, Ingham County Health says no options, Township says no extensions, must vacate
- No known circumstances of extension of public services as only option
- Can't see extending public sewer to far extend of Township because one septic system fails
- Establish Township policy to assist property owner by financing an engineered system
- No guarantee public sewer will be extended to one home outside USMA
- Township Board decisions about the location of the USMA boundary based on subdivisions on septic systems.
- Maximum sewer system capacity 5 mgd, usage has slowed since the early 1990's
- Maximum capacity as argument for not expanding the boundary
- Percentage of the Township outside the urban services area—developed and undeveloped
- Sewer interceptor map as basis for utility system expansion
- Proposed policies turning maser plan in a new direction toward infill and redevelopment
- Majority of Board will support Master Plan principles
- Des not seem people such as Greenwood subdivision residents want public utilities extended
- Areas zoned Rural Residential not intended for public utilities
- Investigate possibility of providing insurance to residents outside USMA to pay for failed systems
- Addresses condemnation but not last resort extension of utilities
- Communicate with the Township Board continued preference for USMA boundary map proposed by the Planning Commission and state reasons
- Different approaches for failed systems: Township Board policy to move the boundary; Planning Commission's policy to set up and insurance pool/sinking fund
- Jolly and Hagadorn fialed part store septic required to extend from high school versus connection across Jolly Road in Alaiedon
- Promote regional cooperation
- Tri-County role in intergovernmental cooperation
- Policy on regional planning and cooperation—Township will ing to cooperate in an emergency situation where isolate property requires sewer extension, hope and encourage other townships to do the same
- Attorney discuss the legalities of possible USMA expansion policies
- Ask attorney if possible for Township to create insurance company for failed septic systems
- In USMA policy cover memo encourage Board to reconsider USMA boundary based on policy option for failed septic systems, something the Board has not considered before
- USMA policy to fit into Master Plan
- Consider "purchase of development rights" once policy in place
- Bulleted list as foundation for brainstorming session
- Include first six bullets from February memo into master plan policies

- Evaluate the amount of available land for each land use type
- Add statement to the master plan regarding the expected time horizon for each land use
- Update 2005 Master Plan Economic chapter inventory with 2010 (five-year review) data
- No need to wait for updated inventory to set boundary since 2005 Master Plan economic expectations for 2020 optimistic thus excess capacity (available land) to carry over to 2030
- May need inventory now to show Board specifics not explanation
- 2005 model anticipated much more growth than occurred
- Prepare inventory of undeveloped land outside the urban service area
- Inventory of undeveloped land and vacant space
- Extrapolate CBRE numbers, Board of Realtors data
- Create USMA policy/section in master plan using the first six memo bullets
- Goals already speak to infill and redevelopment
- Insert statement into USMA stating USMA will be enforced unless critical public health and safety situations arise
- Boundary and map as third piece in master plan
- Fourth piece is policy to move boundary
- DTN mixed use with new office on northeast corner of Mt. Hope and Hagadorn
- Mixed use facilitated multiple family development away from existing residential uses by relaxing front setback requirements along Mt. Hope

5. Public remarks

None

6. Adjournment

Chair Deits adjourned the meeting at approximately 9:30 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner