

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

APPROVED

September 10, 2012

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

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

1. Call meeting to order

Chair Deits called the work session meeting to order at approximately 7:00 P.M.

2. Approval of agenda

3. Public Remarks

None

4. Discussion

A. Township Board's Revised Goals and Objectives

- Chair Deits opened the discussion by reviewing the mandate from the Township Board to add "energy conservation" as a topic in the Master Plan Goals and Objectives
- The Commission discussed the eight items on Chair Deits' draft Goal 7, Objective A distributed at the August 27 meeting
- Examples of policies and ordinances already in place: PUD's, incentives for LEED certification, Greenspace Plan, Complete Streets
- Additions to focus on impacts to the environment from land use
- No mention of recycling in the Master Plan
- Policies to address Township energy consumption and conservation
- Use less energy to maintain the same services
- Township actively pursuing conservation, conducted energy audit of all buildings, strategies being implemented
- Consideration must be given to tradeoffs for efficiency versus the role of the building, vehicle or equipment in conducting Township business
- Preference for more sustainable products and service providers
- Limitations in mandating energy efficient building construction practices over and above those required by the Michigan building code
- Strategies to require LEED or equivalent certification for all projects
- Highlight Master Plan's preference for infill development when responding to the Board

- Impact of Township purchasing policies and sustainability; providers and products
- Two identical providers, go with the more sustainable
- Review of Township's Lighting Ordinance, LED lighting not required
- Township role in creating street lighting districts in subdivisions
- Requirements of the Township's parking ordinance were reviewed and the design and number of parking spaces on specific sites such as Kohl's and the Mall were discussed
- Replacement of dead trees through public/private initiative
- Importance of trees for energy efficiency
- Balance desire for trees and need for commercial visibility
- Adapt the sign ordinance
- Possible amortization of excessively large parking lots and signs
- Evaluate parking lot standards and redesign
- Consider incentives to encourage property owners and developers to make improvements
- Periodic review of approved landscape plans to insure compliance

5. Public remarks

None

6. Adjournment

Chair Deits adjourned the meeting at approximately 9:00 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner