

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 10, 2011**

APPROVED

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

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

1. Call meeting to order

Vice-Chair Jackson called the regular meeting to order at 7:04 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Scales.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Honicky moved to approve the Regular Meeting Minutes of September 26, 2011 as amended. Seconded by Commissioner Scales.

VOICE VOTE: Motion carried 7-0.

Commissioner Norkin moved to approve the Work Session Meeting Minutes of September 27, 2011. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 7-0.

It was the consensus of the Planning Commission to postpone approval of the October 4, 2011 Work Session Meeting Minutes until the next Planning Commission meeting.

4. Public Remarks

Vice-Chair Jackson opened the floor for public remarks.

Tony Schmidt, 6200 W. Reynolds, Haslett, stated Planning Commissioners should visit the site prior to making a determination on Special Use Permit #11011, as there are unsuitable soil conditions on the site which will require additional engineering and fill. He inquired of the Planning Commission as to their responsibility to neighbors who would be adversely affected by its approval of the special use permit. Mr. Schmidt expressed concern with the size of the home, the type of home, the type of driveway, the landscape plan, etc. He stated the applicant's driveway flows through Mr. Schmidt's front yard.

Chris Drobney, 1382 Hickory Island Drive, Haslett, stated there appeared to be two issues with respect to his request contained in Special Use Permit #11011, i.e., drainage and work in the floodplain. He stated the natural drainage from his lot flows south to the drain, not onto Mr. Schmidt's property. Mr. Drobney indicated Mr. Schmidt has an area on his property where water pools, due to various elevations on his land. He added that the proposed construction would not increase water run-off onto Mr. Schmidt's land. Mr. Drobney indicated that slanting the proposed driveway to the south would ensure no water would run onto Mr. Schmidt's property. Mr. Drobney read from a memorandum written by the Ingham County Drain Commissioner's (ICDC) engineering firm which stated, in part, that the "floodplain elevation caused by the [Pine Lake] drain is based upon a 1994 study which did not include the recent replacement of the Marsh Road culvert. Prior to 2007,

the Marsh Road culvert was a 42” corrugated metal pipe. In 2007, this culvert was replaced with a 6.3 foot x 4 foot concrete pipe. The current floodplain profile does not incorporate the significant improvement in hydraulic capacity. It can be assumed there will be a fairly significant reduction in the floodplain elevation on the subject property if the study was updated to reflect this change.” Mr. Drobney clarified that, although the study is not complete, it is being concluded that his property is not within the Lake Lansing floodplain.

Ann Schmidt, 6200 W. Reynolds, Haslett, expressed appreciation to Commissioner Honicky for visiting the subject site. She voiced concern with SUP #11011, stating improvements should be reasonable based on the lot size and home size.

Vice-Chair Jackson closed public remarks.

5. Communications

- Tom Pearl, 6206 Lake Drive, Haslett; RE: Support for Special Use Permit #11011 (Drobney)

6. Public hearings (None)

7. Unfinished Business

- A. Special Use Permit #11011 (Drobney), request to work, place fill, and provide a compensating cut in the 100-year floodplain at 6210 W. Lake Drive
Principal Planner Oranchak offered a brief update on the drainage issue since the last Planning Commission meeting.

Commissioner Scales 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 #11011 subject to the following conditions:

- 1. Approval is subject to the revised plans prepared by KEBS, Inc. dated August 29, 2011 and received by the Township on September 22, 2011, and the associated materials submitted as part of Special Use Permit #11011, subject to revisions as required.**
- 2. The applicant shall obtain any applicable permits, licenses, and approvals from the Township, Ingham County, and the Federal Emergency Management Agency (FEMA) 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. A copy of the Conditional Letter of Map Revision (C-LOMR) issued by FEMA shall be provided to the Department of Community Planning and Development before any work takes place on the subject site.**
- 4. A copy of the Letter of Map Revision (LOMR) shall be submitted to the Department of Community Planning and Development prior to the issuance of a Certificate of Occupancy.**
- 5. Elevation certificates sealed by a licensed surveyor or engineer shall be submitted to the Department of Community Planning and Development prior to the footing inspection and prior to issuance of a Certificate of Occupancy.**
- 6. Pursuant to Section 86-436(n)(1), the lowest floor shall be elevated to one foot above the base flood elevation.**
- 7. In no case shall the impoundment capacity of the floodway fringe be reduced.**

- 8. The foundation of the dwelling shall be designed to withstand hydrostatic pressure.**
- 9. Fill placed in the floodplain as part of the project shall be protected against erosion.**
- 10. The final design of the compensating cut areas shall be subject to the review and approval of the Director of Community Planning and Development.**
- 11. Stormwater runoff calculations and a plot plan showing the direction of runoff for the new structure shall be provided for review with the building permit.**
- 12. The applicant shall properly dispose of all excess materials from the compensating cut areas to an upland location subject to the approval of the Director of Community Planning and Development.**
- 13. The disposed materials shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning and Development.**

Seconded by Commissioner Scott-Craig.

Planning Commission discussion:

- Pictures included in the letter from Mr. Pearl demonstrate the proper location of the drains
- Special use permit should focus on work in the floodplain
- Evidence has provided that work in the floodplain is permissible and a compensating cut is being made
- Size of the home will actually be bigger than noted in the drawing
- State ordinance prohibits additional run-off onto neighboring property than what currently exists
- Since the footprint of the proposed home will be larger than the footprint of the damaged home, there will be additional impervious surface on the site
- Stormwater calculations are handled during the building permit process
- In the event of unsuitable soils, remediation is handled during the building permit process
- Several conditions contained in the resolution address concerns previously raised by Planning Commission members
- Reminder that the only issue before the Planning Commission is a permit to work in the floodway fringe and provide a compensating cut
- Conditions include receiving the required permits, licenses, and approvals from the Township, Ingham County, and the Federal Emergency Management Agency (FEMA)
- Preference to table the resolution until the review by the ICDC is complete
- ICDC has no authority relative to granting a SUP
- ICDC concern is to ensure his access to the dam through an easement
- Applicant must receive the necessary permits, licenses and approval from the Township, Ingham County (including the ICDC) and FEMA

ROLL CALL VOTE: YEAS: Commissioners Cordill, Norkin, Scales, Scott-Craig, Vice Chair Jackson

NAYS: Commissioners Goodale, Honicky

Motion carried 5-2.

8. Other Business

- A. Special Use Permit #11031 (Omega Architects), request to develop 3010 E. Lake Lansing Road for use as a gas station, drive-through restaurant and convenience store.

Principal Planner Oranchak summarized developments on this special use permit (SUP) request since initial Planning Commission approval on August 8, 2011.

Joseph Grochowalski, Omega Architects, 4301 Canal Avenue, SW, Grandville, synopsized the series of events since this special use permit was before the Planning Commission on August 8, 2011. He explained the most recent changes made to the latest site plan, specifying details of site circulation.

Craig Hoppen, owner, J & H Oil, 2696 Chicago Dr SW, Wyoming, spoke to his attempt to maintain previous commercial diesel business through retention of the diesel pump island. He added that this site is a deed restricted site by Marathon.

Commissioner Scales moved that the Planning Commission recommend to the Board of Trustees to approve and adopt the revised plan submitted to the Planning Commission this evening. Seconded by Commissioner Norkin.

Planning Commission and applicant discussion:

- Location of the entrance to Tim Horton's, entrance to the convenience store and restrooms
- Request for the list of items to be sold in the gas station portion of the building
- Owner does not currently have a beer and wine license at this location
- Subject site is located diagonally across the intersection from Donnelly Middle School, with an approximate distance of 100-200 feet
- DTN property to the west not interested in tying into this property
- Semi trucks would be unable to maneuver the site with the proposed turning radius
- Preference for signage to alert patrons that school aged children will be crossing the driveway on Hagadorn Road
- Crossing guard currently present at the intersection of Lake Lansing and Hagadorn Roads
- Keeping the number of pumps to eight (8) would be better suited for a tight site than the ten (10) pumps as proposed
- Additional pump is an ethanol blender pump and a green alternative
- Availability of a dedicated ethanol blender pump will reduce the number of cars in line
- Need for changes to the original site as it was no longer economically viable
- Stand alone gas stations are not a viable business opportunity
- Appreciation to the applicant that several of the changes suggested by the Planning Commission were implemented
- Change in the placement of the handicap parking, although better than the previous location, creates a situation where the occupant crosses in front of the drive-through traffic exiting from Tim Horton's
- Necessity for signage to alert patrons that school aged children will be crossing the entrance on Lake Lansing Road
- Applicant has provided additional green space, which has reduced the percentage of impervious surface from 88% to 83.5%
- Green roof on the proposed building size would be cost prohibitive
- Sufficient room exists in the new site plan for the fueling truck to enter from Lake Lansing Road and exit onto Hagadorn Road
- Request for markings on the pavement to identify the pedestrian crossing and handicap parking at the southwest corner of the drive-through
- Trash receptacle bin reduced from two containers to one

VOICE VOTE: Motion carried 7-0.

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Goodale expressed appreciation for Ingham County Road Commission plans to repave Cornell Road.

10. New applications

- A. Special Use Permit #11-70141 (Meijer), request to install a drive-through pharmacy window on the west side of the Meijer store and install a free-standing changing message sign at the Meijer gas station; the site is addressed as 2055 Grand River Avenue.
- B. Commission Review #11043 (Meridian Township), request to extend a force main from the existing sanitary sewer serving Okemos High School approximately 700 feet west to Hagadorn Road to serve eight properties.

11. Site plans received

- A. Site Plan Review #11-92-24-1 (Meijer), request to construct an approximate 6,000 square foot addition for a new bottle return center to the east side of the store located at 2055 Grand River Avenue.
- B. Site Plan Review #11-92-24-2 (Meijer), request to install a drive-through pharmacy window on the west side of the Meijer store at 2055 Grand River Avenue.

12. Site plans approved (None)

13. Public remarks

Vice-Chair Jackson opened and closed public remarks.

14. Adjournment

Vice-Chair Jackson adjourned the regular meeting at 8:43 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary