

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

January 12, 2015

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. December 8, 2014 Regular Meeting
 - B. December 15, 2014 Regular Meeting
4. Introduction of New Members
5. Election of the Chair, Vice-Chair and Secretary for 2015
6. Public remarks
7. Communications
8. Public Hearings
9. Unfinished Business
 - A. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
10. Other Business
 - A. Resolution of Appreciation – Lynn Hildebrandt
 - B. Resolution of Appreciation – James Salehi
 - C. Planning Commission Representative to the Downtown Development Authority
 - D. Master Plan Update
11. Township Board, Planning Commission officer, committee chair, and staff comment or reports
12. New Applications

Planning Commission Agenda

January 12, 2015

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13. Site Plans received
14. Site Plans approved
 - A. Site Plan Review #15-04-2 (Whole Foods), modification to an approved site plan to add 3,600 square feet to the building at 2750 Grand River Avenue
15. Public Remarks
16. Adjournment

Post Script: None

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE
PLANNING COMMISSION AGENDA**

**January 26, 2015
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

2. Unfinished Business
 - A. Special Use Permit #14121 (Fedewa), request to construct a 6-unit multiple family townhouse complex at 2043 Hamilton Road

3. Other Business
 - A. Oak Pointe Mixed Use Planned Unit Development Concept Plan
 - B. Master Plan Update – Chapter Discussions

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 8, 2014**

DRAFT

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

PRESENT: Commissioners Cordill, Honicky, Ianni, Jackson, Scott-Craig, Van Coevering
ABSENT: Commissioners Deits, Hildebrandt
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Jackson 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 6-0.

3. Approval of Minutes

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of November 24, 2014. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood, Haslett, suggested Commissioners drop the groundwater vulnerability map in the Master Plan as it does not give out any information relative to groundwater vulnerability in Meridian Township. He addressed a May 19th Planning Commission discussion regarding changes to its bylaws, pointing out a difference between the Planning Commission bylaws relative to appeals v. the Township ordinance relative to appeals made by the Planning Commission. Mr. Bowlby spoke to the issue of whether a failure to approve is the same as a denial. He stated language in the Open Meetings Act allows the rules of the public body to determine what information is required for individuals to address that body (i.e., name and address), suggesting the Planning Commission may wish to include such a rule in its bylaws.

Chair Jackson closed public remarks.

5. Communications

A. Eckhart Dersch, Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Okemos; RE: Concept of Mini-Dogs Park in Meridian Township

6. Public hearings (None)

7. Unfinished Business

A. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
Principal Planner Oranchak highlighted amendments to the Goals and Objectives section of the update to the 2005 Master Plan, including recommendations by the Economic Development Corporation.

Planning Commission and staff discussion:

- Possible update of the greenspace plan placed in Goal 2, Objective C
- Update of the Natural Features chapter will aid in the update of the greenspace plan
- Goal 2, Objectives E and F as distributed by the Township Board contain no strategies
- Township Board language in Goal 2, Objectives E and F combined the objective and the strategy together
- Consultant to be hired will compile what Commissioners decide should be included in the Master Plan update
- Delineate strategies and tools to be used which will be organized into the document by the consultant
- Planning Commission working on the Goals and Objectives as an interim update to the Master Plan
- Planning Commission on track for adoption of the updated Goals and Objectives
- Update on the rest of the Master Plan is the next step in this process
- Planning Commission has a limited budget of \$50,000 to hire a consultant
- Discussion on hiring a consultant to perform a survey
- Discussion on hiring a consultant to prepare an update to the economic analysis chapter
- High cost of hiring a consultant to perform an update of the entire Master Plan
- \$50,000 budgeted for a consultant in 2015
- Board member belief that Planning Commission Goal 2, Objective C is, in essence, the same as Township Board Goal 2, Objective E
- Planning Commissioner belief whatever land is left should be viewed in the context of preservation during development
- Suggestion to change the last part of the Township Board version of Goal 2, Objective F to read "...to preserve and maximize the character of a current natural state."
- Planning Commission version addressed this issue in Goal, 2, Objective A
- Comments on Goal 7 from the Environmental Commission: use of the term "alternative energy sources" is more appropriate for long term planning than identifying specific types of renewable energy
- Planning Commissioner preference to identify each type of renewable energy
- Suggestion to change language in Goal 7, Objective A from "sustainable energy" to "alternative energy" and one of the strategies could include "solar" to address an Environmental Commission comment
- Renewable v. alternative energy
- Future option of modular nuclear power plants
- Strategies under Goal 7, Objective A are Township initiated
- Suggestion to add Strategy #11 under Goal 7, Objective A which reads: Work with developers to consider alternative energy in the site plan and construction of new development
- Use of the MUPUD ordinance to provide waivers if the applicant uses alternative energy and materials on the site
- Consensus to amend Planning Commission version of Goal 7, Objective A, Strategy 8 (Board version of Goal 7, Objective A, Strategy 5) to read: Establish ordinances providing incentives for development/redevelopment that emphasize infill, alternative energy, building and/or building material reuse and/or deconstruction
- Combine Environmental Commission suggestion regarding Goal 7, strategies 10, 12 and 13 as one: Demonstrate leadership, update regulations and encourage community projects
- Planning Commissioner belief Goal 7, Objective A, Strategy 10 is included in Strategy 1, 2 and 3
- Policy v. ordinances to deal with the greenspace plan
- Greenspace Plan is addressed in Goal 2, Objective C, Strategy 1
- Georgetown Payback District will come before the Township for development review
- Georgetown subdivision has already been platted

- Goal 6, Objective C: Rationale for the current complete streets policy v. adoption of a complete streets ordinance
- Elements of complete streets (pathways, sidewalks etc.) have been adopted and are well-established in Meridian Township
- Planning Commission version of Goal 7, Objective B has had all strategies removed
- Preference to keep data elements active and current to aid in making better decisions relative to the Master Plan Update (use of the Township's GIS system)
- Board member belief that the Planning Commission version of Goal 7, Objective B, Strategies 1 and 2 of the Planning Commission version have already been addressed in other strategies
- Creation of a database, compatible with the Township's GIS system, which provides ongoing current information on the infrastructure of the Township to be used in the development of the Master Plan
- Consensus on the creation of Goal 7, Objective B, Strategy 1 to read: Integrate information technology, including GIS, to better facilitate continuous improvement of the Master Plan
- Consensus on the creation of Goal 7, Objective B, Strategy 2 to read: Use the self-assessment of sustainability toolkit as a guide to evaluate growth in the Township
- Examples of self-assessment sustainability tool use include public/private partnerships in the redevelopment of the Township's downtown areas
- Township Board version of Goal 4, Objective B Strategy 6: Layout should be reformatted for "A" and "B" to be consistent with the format of other strategies
- Township Board version of Goal 4, Objective A, Strategy 4: Concern with use of the word "characteristics"
- Township Board version of Goal 4, Objective A, Strategy 4: Available vs. accessible
- Consensus to amend Township Board version of Goal 4, Objective A, Strategy 4 to read: Provide accessible facilities and leisure opportunities for persons of various physical and socio-economic capabilities
- Compilation from tonight's meeting will be brought back to Commissioners and then can be rearranged for order
- Amend Township Board version of Goal 3, Objective B, Strategy 2 to read: Explore the viability of upper floor(s) residences in the commercial core.

[Chair Jackson recessed the meeting at 9:27 P.M.]

[Chair Jackson reconvened the meeting at 9:33 P.M.]

8. Other Business

A. Master Plan Update

1. Master Plan Format – Discussion of recommended elements from reviewed plans

Planning Commission discussion:

- Kalamazoo Master Plan is concise, reasonably short and readable
- Kalamazoo Master Plan has an action plan at the end of each section
- Master Plan is for Township Board and Planning Commission use
- Kalamazoo Master Plan has a major appendix
- Kalamazoo Master Plan has color and graphics
- Suggestion for a one-page executive summary aimed at the public
- Comparison with other governmental entities similarly sized to Meridian Township
- Commissioner rewrite of the demographic chapter resulted in a significant reduction
- Appreciation for Williamstown Township's format, although that township is much smaller
- Need for well selected graphics included in the body of Meridian's Master Plan
- Williamstown Township included measurements of success for meeting its goals

- Portage is similar to Meridian's Master Plan
- Need to make Meridian Township's Master Plan more streamlined and action oriented
- Possibility of having two versions of the Master Plan: one for the public and one as a tool to be used by local government bodies
- Possible use of a summary plan which can be appended to the entire Master Plan
- Data points should not be included in the verbiage of the Master Plan
- Executive summary/overview should include key findings
- In the Kalamazoo Master Plan, each chapter had three components: Introduction, Opportunities, Action Plan
- Introduction defines the current state, opportunities (i.e. goals) equate to where the Township wants to "go," and the action plan (i.e., strategies) equates to how to get where the Township wants to "go"

2. Chapter Reviews: Demographic, Housing and Natural Features

Planning Commission discussion:

- Demographics:
 - History does not need to be repeated in the 2005 Master Plan update
 - For comparative purposes, data points should not go any further back than 2000, with the exception of the age of houses in the Housing Chapter
- Housing:
 - Housing needs should address the "bubble" created by Baby Boomers
 - Number of people in the Baby Boomer "bubble" diminishes when projecting further into the future
 - Several dynamics of the Baby Bust "bubble" must be taken into consideration when planning
 - Housing accommodations will be needed for workers who will serve Baby Boomers at extended care facilities
 - How the Township can gain access to big data collection to extrapolate relevant statistics
 - Available data must be usable for Meridian Township
 - Ease of use of available data is a concern
 - Use of big data precludes the need for statistical analysis (random sampling)
 - Suggestion for Commissioners to provide a list of the type of data elements desired
 - Request for a Michigan State Housing Development Authority (MSHDA) representative to speak to the Planning Commission on how to use big data, how to apply big data to project future housing trends
 - Possibility of obtaining information from the State of Michigan Demographer
 - Comparisons to country trends, other state trends, etc. would be a component of the projections
 - Consideration of Facility for Rate Isotope Beams (FRIB), Jackson National Life, and Delta Dental future employees will generate families looking for homes in Meridian Township

Due to the lateness of the hour, it was the consensus of the Planning Commission to discuss the Natural Features Chapter at the December 15, 2014 Planning Commission Meeting.

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
 Chair Jackson announced the Transportation Bonanza will be held this Thursday at the Lansing Center.

10. New applications (None)

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 10:38 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 15, 2014**

DRAFT

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

PRESENT: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Jackson, Scott-Craig, Van Coevering
ABSENT: None
STAFF: Principal Planner Oranchak, Associate Planner Wyatt

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda amended as follows:

- **Remove Agenda Item #3: Approval of minutes for December 8, 2014**

Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed appreciation to Commissioner Van Coevering for her thorough analysis and editing of Chapter 9 (Community Facilities) of the Master Plan. He voiced appreciation to Commissioner Hildebrandt for her service to the Planning Commission and urged Commissioner Hildebrandt's reappointment to the Planning Commission.

Steven Alafazanos, 2165 Louisa Drive, Belleair Beach, Florida, representative for MF Okemos, noted that based on Planning Commissioner comments at the November 24, 2014 public hearing, a revised site plan is before the Commission this evening.

Chair Jackson closed public remarks.

5. Communications

- A. Randy Weiss, 2062 Tomahawk Circle, Okemos; RE: SUP #14121 (Fedewa)
- B. Gloria Anderson, 4565 Manitou Drive, Okemos; RE: SUP #14121 (Fedewa)
- C. Richard Isomaki, 4317 Tacoma Boulevard, Okemos; RE: SUP #14121 (Fedewa)
- D. Leszek Gawarecki, 4568 Tacoma Boulevard, Okemos; RE: SUP #14121 (Fedewa)
- E. Deb Lee Gould, 1745 Hamilton Road, Suite 330, Okemos; RE: SUP #14121 (Fedewa)
- F. Janie Bruen, 4466 Tacoma Boulevard, Okemos; RE: SUP #14121 (Fedewa)
- G. Mary Hanna, 4518 Manitou Drive, Okemos; RE: SUP #14121 (Fedewa)
- H. Richard and Annette Weiser, 1939 Oneida Drive; RE: SUP #14121 (Fedewa)
- I. Joe and Elaine Hauptman, 2068 Tomahawk Circle, Okemos; RE: SUP #14121 (Fedewa)
- J. Margie Peacock, Owner, Hamilton House, 1846 Hamilton Road, Okemos; RE: SUP #14121 (Fedewa)
- K. Jason W. Johnson, 1931 Oneida Drive, Okemos; RE: SUP #14121 (Fedewa)
- L. Jenny Hauptman, 2004 Yuma Trail, Okemos; RE: SUP #14121 (Fedewa)
- M. Barbara Hansen, 1801 Birchwood, Okemos; RE: SUP #14121 (Fedewa)
- N. Sally Light, 1975 Tomahawk Road, Okemos; RE: SUP #14121 (Fedewa)

- O. Nathan Nelson, 1938 Navaho Trail, Okemos; RE: SUP #14121 (Fedewa)
- P. Tacoma Hills Homeowners Board of Trustees, 2134 Lagoon Drive, Okemos; RE: SUP #14121 (Fedewa)
- Q. Brenda Joseph, 2031 Hamilton Road, Okemos; RE: SUP #14121 (Fedewa)
- R. Laurie K. Sommers, 4292 Tacoma Boulevard, Okemos; RE: SUP #14121 (Fedewa)
- S. Cynthia Picklo, 1940 Pawnee Trail, Okemos; RE: SUP #14121 (Fedewa)
- T. Jessica Gevers, 1917 Nahavo Trail, Okemos; RE: SUP #14121 (Fedewa)

6. Public hearings

- A. Special Use Permit #14121 (Fedewa), request to construct a 6-unit multiple family townhouse complex at 2043 Hamilton Road

Chair Jackson opened the public hearing at 7:06 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 request as outlined in staff memorandum dated December 11, 2014.
- Applicant
Jerry Fedewa, 5570 Okemos Road, East Lansing, noted the proposed project is a good example of infill development, citing nearby parks and shopping. He indicated he was the builder of the existing adjacent condominium project to the west and the condominium project to the north and slightly east. Mr. Fedewa noted his willingness to work with the Weiss and Hauptman families (adjacent neighbors) on landscaping to screen their view of the building. Mr. Fedewa stated he could make this six-unit development a five-unit project which would eliminate the need for any variances. He believed the renters would be individuals working at the university.
- Public
Bryce Hauptman, 2004 Yuma Trail, Okemos, believed the project is not harmonious with the intended character of the area. He expressed his strong opposition to the multiple family townhouse complex as it does not blend in with the predominantly single story family owned homes in the area. Mr. Hauptman believed the proposed project will adversely affect the existing neighboring uses and will decrease property values. He expressed strong opposition to the project.

Joe Hauptman, 2068 Tomahawk Circle, Okemos, voiced opposition to the proposed project as he believed it would be intrusive to the adjacent property owners' privacy and is not harmonious with the surrounding properties.

- Planning Commission and staff discussion:
Commissioner Ianni inquired as to the penalty which would be imposed if the applicant failed to provide a proper buffer and landscaping.

Principal Planner Oranchak responded the approved site plan and approved landscape plan are backed by a performance guarantee.

Commissioner Cordill inquired what happens if the landscaping dies.

Principal Planner Oranchak replied the property owner is always responsible for the maintenance of an approved landscape plan and must replace any dead or dying landscape

material.

Commissioner Cordill noted the topography to the south is significantly lower than the subject parcel and asked why the building was placed so far south on the property. She expressed concern that the building was placed parallel rather than perpendicular to Hamilton Road. She suggested moving the building to the north and placing it perpendicular on the parcel.

Commissioner Scott-Craig inquired if the proposed project would have balconies or decks.

Mr. Fedewa responded they are decks accessed through a sliding door off the dining room, noting the base of the deck on the ground floor is approximately six (6) feet high. He addressed the slight discrepancy between the elevations between the proposed project and the properties to the south. He acknowledged several requirements compete against one another on this parcel and believed the project may be able to move forward if one of the units are removed and the detention could be relocated to the east side, allowing for the building to be moved to the north. He expressed concern with "splitting" the units, stating the Ingham County Road Department (ICRD) desires to have the entrance offset from the one across the street.

Commissioner Scott-Craig voiced confusion at the Road Department's decision on the driveway, based on a previous project where the Road Department compelled the Planning Commission to move the driveways to be across from one another. He inquired if there was a possibility of rotating the building so the back is to the west and the driveway is in the eastern corner.

Mr. Fedewa responded that because of the number of lanes, the ICRD was concerned about the turn out. He added the original proposal showed the driveway in the middle and the ICRD's engineers specifically wanted the driveway in the location shown on the drawing. Mr. Fedewa requested clarification as to the layout proposed by the Planning Commissioner is turning the building.

Commissioner Scott-Craig inquired if the project would fit on the parcel if it was reduced to five (5) units in one continuous structure and rotated 90 degrees.

Mr. Fedewa responded that configuration would not fit given all the setback requirements.

Commissioner Scott-Craig asked the applicant what setback requirement would not be met.

Mr. Fedewa responded his first impression was that there must be fifty (50) feet from the rear property line and 85 feet from the front property line and the parcel is 160 feet in depth.

Commissioner Scott-Craig spoke to the removal of walnut trees which secrete toxins and kill nearly all conifer species, noting he would not object to their removal if it is necessary to install the conifer screening.

Commissioner Honicky suggested rotating the building 45 degrees which would remove the view into the Tacoma Hills property owners' rear yards.

Mr. Fedewa indicated he would investigate the idea of rotating the building, stating there is a balance needed to make it both functional and aesthetically appealing.

Commissioner Honicky believed the main issue to be the height of the building. He inquired

if the applicant had a different design which would be lower in height.

Mr. Fedewa noted the proposed building is only six (6) feet taller than the building currently on the property. He thought some well-placed 12 foot conifer trees among six (6) foot conifers would address privacy issues.

Commissioner Deits made a comparison of the proposed plan with concerns expressed for the project located on the northeast corner of Hagadorn and Mt. Hope Road. He noted the solution reached was to build a MUPUD, which allowed greater flexibility. He also addressed the dentist office building on the roundabout at the corner of Hamilton and Marsh Roads, which resulted in a building designed to look like a single family residence which was harmonious with the character of the area. He was unsure whether relocation of the building on the site would make the building harmonious with the nearby homes.

Commissioner Hildebrandt reiterated earlier Commissioner comment regarding the need for tools in place to move the building closer to the road. She believed the plan to be harmonious with existing buildings on Hamilton Road. She inquired as to the location of a similar condominium development previously built by the applicant.

Mr. Fedewa responded Brattin Woods is just north of Haslett Road on the east side of Okemos Road.

Commissioner Hildebrandt offered statistics that 33% of the population rents their dwellings and the majority of young adults and senior citizens who are retiring do not wish to own single family homes. She believed this is a direction in which the Township needs to go to be vibrant and alive, adding downtown Okemos is a good place to start.

Commissioner Van Coevering inquired as to who maintains the property.

Mr. Fedewa replied all maintenance other than snow removal is performed by his company.

Commissioner Ianni inquired if the applicant would have a problem installing privacy fences for the neighbors if requested.

Mr. Fedewa indicated installation of a privacy fence would not be a problem.

Commissioner Deits offered statistics on the trajectory of looking into the neighbor's back yards.

Mr. Fedewa welcomed concerned individuals to visit Brattin Woods to observe the height of the decks.

Commissioner Scott-Craig suggested the biggest conifers be planted as densely as practical for privacy purposes.

Commissioner Honicky suggested staggering the look of the units from the back.

Mr. Fedewa stated there is not much room to stagger the look from the back and expressed concern about sight distance with staggering the garages.

Commissioner Van Coevering inquired as to how many windows are in the back of each unit.

Mr. Fedewa responded there has been a reconfiguration of the windows in the last few days.

Chair Jackson requested an explanation on the difference between a balcony and a deck.

Mr. Fedewa "guessed" a balcony implied a sliding door out onto a deck area, while a deck may be construed as a walkout sliding door with a possible stair system to step down to the ground.

Commissioner Cordill requested elevation plans be viewed on the overhead while discussing the special use permit (SUP) request.

Chair Jackson inquired if the Township has any enforcement oversight regarding the landscaping once the occupancy permit has been granted.

Principal Planner Oranchak replied a condition can be placed in the SUP approval regarding landscaping which would be translated into the site plan. She noted during site plan review, the landscaping will be much more detailed (species, number of plants, placement, etc.) She added that once the site plan is approved, the proprietor is required to maintain it on a continual basis.

Upon Commissioner Honicky's inquiry, Mr. Fedewa explained the concept of cultured stone.

Commissioner Cordill inquired if the applicant would consider moving the project to the north 23 feet, as the setback requirement to the north is 85 feet and the proposed setback is 108 feet.

Mr. Fedewa responded in order to meet the objectives of the Drain Commissioner, he is working with the current standards for drainage, adding the proposed project provides for drainage which is less than the current drainage, balancing that with some back yard. He stated the detention has been placed in the front, but there needs to be convenient accessibility to getting in and out of the garages. Mr. Fedewa indicated he would need to speak with his engineers to ascertain how much the building could be moved to the north.

Commissioner Cordill believed if the applicant downsized the project from six (6) units to five (5), there would be less need for additional parking spaces.

Principal Planner Oranchak commented there would still be a need for three (3), as 25% of ten (10) would be rounded up.

Commissioner Ianni believed privacy fences should be installed on an "as requested" basis, but would like to see one on the east side as requested by that homeowner.

Commissioner Deits added that once the building is moved closer to the street, it becomes much larger in the context of Hamilton Road. He stated most of the buildings on Hamilton are set back farther and not as obtrusive on either side of the road itself and would "loom" into the street.

Commissioner Cordill inquired as to the average setback for properties on Hamilton Road.

Commissioner Hildebrandt noted the condominiums across the street are significant set back from the road, while acknowledging the ones next door are perpendicular to the street and landscaped "around."

Chair Jackson closed the public hearing at 8:24 P.M.

7. Unfinished Business

- A. Special Use Permit #14111 (MF Okemos), request for a fast food drive-through window in a new retail building at 2049 Grand River (former Northwest Tire site)
Associate Planner Wyatt summarized the SUP request as outlined in staff memorandum dated December 11, 2014.

Commissioner Ianni 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 #14111 subject to the following conditions:

- 1. Approval is based on application materials submitted by MF Okemos, LLC; site plans prepared Westwood Professional Services, Inc., dated December 8, 2014; and building elevations prepared by Harris Associates, LLC, dated October 17, 2014, subject to revisions as required.**
- 2. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development. Brick, stone or masonry products should cover no less than 60 percent of each building facade.**
- 3. The applicant shall secure all applicable variances from the Zoning Board of Appeals.**
- 4. The trash dumpster shall be enclosed on four sides; the enclosure (3 sides) shall be constructed with masonry products to match the building.**
- 5. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
- 6. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.**
- 7. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
- 8. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, the Michigan Department of Environmental Quality, and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
- 9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.**
- 10. Any future modifications to the drive-through lane shall require a modification to Special Use Permit #14111.**

Seconded by Commissioner Van Coevering.

Planning Commission discussion:

- Subject property is currently vacant
- Developer has expertise in redevelopment of brownfield property
- This infill development project is on a smaller lot in an established commercial area and does not have much greenspace for landscaping
- Fire Department expressed a need for the access to the Meijer parking lot on the south side
- Expectation (as shown on the site plan) that there will be a connection to the Meijer parking lot is shown on the site plan

The seconder offered the following friendly amendment:

- **Add Condition #11: The applicant shall obtain access to the Meijer parking lot on the south side of the property.**

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

Continued Planning Commission and applicant discussion:

- Only consideration before the Planning Commission is the drive-through window on the site
- Subject site is a poor location for a drive-through window
- Concern with absence of loading/unloading space
- Mattress Store is for display purposes only; no pick-ups or delivery are performed
- Deliveries for the proposed Jimmy John's can be scheduled before the store opens to avoid traffic and circulation issues
- Subject property is an intensely developed prime piece of real estate on Grand River
- Township recently approved a drive-through "just down the road"
- New corporate model for Jimmy John's is to have a drive-through window
- Commissioner preference to add a condition to keep the trees

Continued Planning Commission discussion:

- Concern with turning left onto Grand River Avenue
- Subject site is not a good location for a drive-through window
- Nearby Meijer exit is right turn only for a specific reason
- Left hand turn in that "stretch" of Grand River Avenue is hazardous
- Drive-through businesses across Grand River Avenue each have another exit
- Jimmy John's is noted for their delivery, not drive-through
- Applicant's belief the customers who will frequent the establishment are familiar with the traffic pattern and will exit accordingly
- Six unmet requirements contained in the staff memorandum which will require a variance or need to be changed
- Applicant is used to a process where variance requests come first and then the redesign happens dependent upon variance denials
- Zoning Board of Appeals has limited ability to accommodate the unmet requirements
- Possibility of reversing the drive-through window traffic flow to accommodate the exit at the southeast corner into the Meijer parking lot
- Reversing the drive-through window traffic flow would require pick up by the driver reaching across the passenger side of the automobile
- Flipping the building would make stacking of cars problematic
- Possible option to condition the approval on a right turn only onto Grand River Avenue
- Concern with making a left hand turn into the property
- Use of Meijer access to avoid left turns onto Grand River

Commissioner Honicky offered the following friendly amendment:

- **Add Condition #12: The three deciduous trees depicted on the site and landscape plans as of 12/15/2014 (Revision 12/08/14) for preservation (30” and 36” oak on the northwest corner and the 24” hickory on the northeast corner of the property), if viable, shall be preserved.**

The friendly amendment was accepted by the maker and seconder of the main motion.

ROLL CALL VOTE: YEAS: Commissioners Deits, Ianni, Van Covering
NAYS: Commissioners Cordill, Hildebrandt, Honicky, Scott-Craig,
Chair Jackson
Motion failed 3-5.

Commissioner Honicky moved [and read into the record], NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIN hereby denies Special Use Permit #14111. Seconded by Commissioner Hildebrandt.

Commissioner Hildebrandt offered the following friendly amendment:

- **Add an additional WHEREAS clause which states: WHEREAS, the project will adversely affect the existing roadway traffic.**

The friendly amendment was accepted by the maker.

Commissioner Deits offered the following friendly amendment:

- **Amend the fifth WHEREAS clause by deleting: “including the elimination of several mature trees on the site”**

The amendment was accepted by the maker and seconder of the main motion.

Continued Planning Commission discussion:

- Commissioner belief the resolution to deny does not adequately convey it is solely a drive-through issue upon which the denial is based
- Request for the drive-through window is causing the request for certain variances

ROLL CALL VOTE: YEAS: Commissioners Cordill, Hildebrandt, Honicky, Scott-Craig,
Chair Jackson
NAYS: Commissioners Deits, Ianni, Van Covering
Motion carried 5-3.

[Chair Jackson recessed the meeting at 9:18 P.M.]

[Chair Jackson reconvened the meeting at 9:26 P.M.]

- B. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
Principal Planner Oranchak reported all changes agreed upon at the December 8th Planning Commission meeting have been incorporated into the document.

Planning Commission discussion:

- Goal 7, Objective A, Strategy 5: Preference to leave the word infill in the strategy
- Infill v. redevelopment

- Infill development is addressed in Goal 7, Objective D, Strategy 1
- Planning Commission consensus to amend Goal 7, Objective A, Strategy 5 to read: Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building materials reuse.
- Planning Commission consensus to remove capital letters for Goal 6 IN THE INTRODUCTION TO THE GOALS AND OBJECTIVES
- Planning Commission consensus to send staff typographical corrections
- Planning Commission consensus to add new Strategy 3 for Goal 3, Objective D which reads: Continue to adopt Township ordinances and zoning practices to facilitate efficient decision making and to incorporate greater flexibility where appropriate
- Strategies in this document should appear in the appropriate chapters within the Master Plan
- Preference to model after the Kalamazoo Master Plan: Introduction, Opportunities, Action Plan
- Introduction would be the goals, opportunities would be the objectives, strategies would be the action plans
- Terminology used would be defined by the chapter format
- Implementation plan should be based upon the identified strategies
- Chapters would be the objectives as there are not separate chapters for items which are not in the goals
- Argument could be made that everything else in the document is an appendix to the goals and objectives
- Current introduction is a snapshot of today and is very large
- Midland's organization is very similar to Meridian's current structure
- Each goal could be turned into a chapter
- Chapter contains information that supports the goal
- Staff to provide information updates (data, charts and graphs) to the Planning Commission during January
- One function of the State Demographer's office is to consult and work with local units of government
- Commissioner Van Coevering to report back on her meeting with the State Demographer
- Data currently organized in topical chapters should be reorganized into a goal directed set of chapters which allows the goals to be supported by the information
- If data does not support one of the goals, it should not be in the Master Plan

8. Other Business

A. Master Plan Update – Chapter Discussions

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

Commissioner Hildebrandt announced it is her last meeting as a Planning Commissioner and expressed appreciation for the opportunity to serve the public.

Commissioner Scott-Craig reported his attendance at the Transportation Bonanza, stating it is a fantastic program and urged fellow Commissioners to attend next year.

Commissioner Cordill inquired about the new application for Commercial Planned Unit Development #15-13034 noted on the agenda as having a drive-through window.

Principal Planner Oranchak stated there is not yet a tenant for the outlot at the Meridian Mall.

10. New applications

- A. Special Use Permit #15-88231 (St. Martha Church), minor amendment to reduce the building addition size at 1100 Grand River Avenue
- B. Commercial Planned Unit Development #15-13044 (Whole Foods), minor amendment to add 3,600 square feet to the building at 2750 Grand River Avenue
- C. Commercial Planned Unit Development #15-13034 (Meridian Mall), major amendment for work in the floodplain to construct a 7,000 square foot building with drive-through window at 1982 Grand River Avenue

11. Site plans received

- A. Site Plan Review #15-15 (Dawn Avenue Associates), roof addition, redesign of the parking lot and stormwater management plan at 4884 Dawn Avenue
- B. Site Plan Review #15-04-2 (Whole Foods), modification to an approved site plan to add 3,600 square feet to the building at 2750 Grand River Avenue
- C. Site Plan Review #15-88-13-2 (St. Martha Church), modification to an approved site plan to reduce the building addition size at 1100 Grand River Avenue

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 10:10 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

Gail Oranchak, AICP
Principal Planner

DATE: January 9, 2015

RE: CR #14083 (Planning Commission), amendments to the 2005 Master Plan Goals and Objectives

The following changes have been made to the attached draft:

- Caps have been removed from the title of Goal 6 in the introductory section on Page 1.
- "And" has been removed from the last line of Goal 2, Objective A, Strategy 1.
- "Spaced" became "spaces" in the first line of Goal 2, Objective E.
- Added new Strategy 3 to Goal 3, Objective D to read, "Continue to adopt Township ordinances and zoning practices to facilitate efficient decision-making and to incorporate greater flexibility where appropriate."
- The numbering of strategies was corrected in Goal 7, Objective A.
- Strategy 5, of Goal 7, Objective A was revised to read, "Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse."
- In Strategy 9 of Goal 7, Objective A, "site plan" became "site plans" and "development" became "developments."
- Punctuation has been revised in several locations within the document.

Vice-Chair Deits suggested the following changes which have not been incorporated into this draft pending approval by the Planning Commission.

- To reflect broad to specific actions, revise the order of strategies under Goal 3, Objective B so that Strategy 1 becomes 3, 2 becomes 1, and 3 becomes 2.
- Replace "demands" with "needs" in Strategy 1 of Goal 4, Objective 1.
- Delete "property for the" from Strategy 2 of Goal 4, Objective 2.
- Merge Objectives B & C under Goal 5
- Replace "determined" with "needed" in Strategy 1, Goal 6, Objective D

2005 Master Plan Goals and Objectives
Township Board (12/4/14)
Page 2

A resolution has been provided to adopt the revisions and subsequently transmit them to the Township Board for review.

Attachments

1. Draft Goals and Objectives dated 1-9-15
2. Resolution to approve

G:\Planning\GLO\CR #14083\14083 pc.6

GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives and strategies for pursuing them.

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and support an efficient, safe, and environmentally sensitive multi-modal transportation network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives one or more strategies for achieving this objective are specified.

GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS

Objective A: Maintain a community of desirable, attractive residential neighborhoods.

Strategies:

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

Strategies:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS

Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.

Strategies:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, development rights and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.
7. Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to encourage developers and

builders to maximize the amount of land left in a natural state as common open space.

Objective B: Conserve wetlands, floodplains, and other water retention areas.

Strategies:

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.

Strategies:

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

Objective D: Protect groundwater recharge areas in the Township.

Strategies:

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

Objective E: Preserve greenbelts, open spaces and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.

GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES

Objective A: Upgrade commercial areas.

Strategies:

1. Participate in regional efforts to redevelop the Grand River corridor and incorporate results where appropriate.
2. Improve and enhance the Haslett Road commercial area while maintaining its traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design in commercial areas.
5. Encourage the use of the commercial planned unit development ordinance.
6. Identify specific areas where the form-based code technique may be appropriately applied.

Objective B: Develop the Township's commercial core into a viable and vibrant district.

Strategies:

1. Explore the viability of upper floor(s) residences in the commercial core.
2. Continue to engage the public in deciding the direction for development in the commercial core.
3. Explore options for public-private partnerships to revitalize the Township's commercial core.

Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.

Strategies:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create well-designed entrances along the main roads entering the community.
3. Promote opportunities for public art.

OBJECTIVE D: Promote economic development

1. Communicate with and utilize the resources of the Economic Development Corporation, Downtown Development Authority, Meridian Area Business Association, and Meridian Asset Resource Center to encourage economic development.
2. Provide businesses with the information necessary to invest in the community.
3. Continue to adopt Township ordinances and zoning practices to facilitate efficient decision-making and to incorporate greater flexibility where appropriate.

GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM

Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

Strategies:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of various physical and socio-economic capabilities.

Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

Strategies:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Township Board, Park Commission and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. Provide resources to maintain and develop a diverse parks and recreation system to maintain and develop a diverse parks and recreation system to deliver a high quality of life for our community residents and necessary support for maintenance and operation of these amenities.

GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES

Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.

Strategies:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

Objective B: Maintain police, fire, and ambulance service to all areas of the community.

Objective C: Maintain quality library service for the community.

Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.

Strategies:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.

GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK

Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.

Strategies:

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

Objective B: Maintain local roads.

Strategies:

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

Objective C: Develop a Complete Streets policy for all users of Township roads.

Strategies:

1. Define a vision for a Complete Streets program.
2. Review current policies to identify inconsistencies and impediments to implementing a Complete Streets policy.
3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
5. Share the Township's vision and work with transportation and road authorities.

Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.

Strategies:

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, Greenspace Plan, neighborhoods, and other destinations.

Objective E: Encourage the use of public transportation.

Strategies:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

Strategies:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES

Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices

Strategies:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
7. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.

8. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.
9. Work with developers to consider alternative energy in site plan and construction of new development
10. Encourage the use of alternative energy throughout the township.

Objective B: Develop Township policies to balance and manage growth.

Strategies:

1. Integrate information technology including geographic information systems to facilitate continuous improvement of the Master Plan.
2. Use the Self-Assessment of Sustainability Toolkit as a guide to evaluate growth in the Township.

Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.

Strategies:

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.

Strategies:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

Objective E: Encourage development in Meridian Township that leads to sustainable land use.

Strategies:

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

Objective F: Prepare and implement a redevelopment strategy

Strategies:

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.

3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

g:\planning\gloCR\CR 14083\1-9-15 Draft

RESOLUTION TO APPROVE

**CR #14083 (Planning Commission)
Amend 2005 Master Plan Goals and Objectives**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of January 2015 at 7:00 p.m., local time.

PRESENT _____

ABSENT: _____

The following resolution was offered by Commissioner _____ and supported by Commissioner _____

WHEREAS, the Planning Commission of the Charter Township of Meridian recognizes the need to maintain an up-to-date master plan to establish goals for the community, address community issues, guide public and private investment, and enable Boards and Commissions to make fair and consistent decisions; and

WHEREAS, the Planning Commission, pursuant to Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act), initiated an amendment to the Goals and Objectives found in Chapter 2 of the 2005 Master Plan originally adopted in 2005; and

WHEREAS, the Planning Commission discussed the 2005 Master Plan amendments during numerous public meetings and work sessions and transmitted draft revisions to the Township Board ; and

WHEREAS, consistent with the requirements of the Michigan Planning Enabling Act, the Township Board authorized distribution of the draft Master Plan amendments to surrounding communities and interested agencies; and

WHEREAS, also consistent with the requirements of the Michigan Planning Enabling Act, the Planning Commission considered comments from responding communities and agencies; and

WHEREAS, notice was duly given, and a public hearing was held on October 27, 2014, and;

WHEREAS, the Planning Commission reviewed and incorporated comments from the Economic Development Corporation, Environmental Commission, Planning commission members, the public and staff: and

WHEREAS, the Planning Commission has the authority, after a public hearing, to adopt or amend a plan to guide the use of lands within the Township in a manner which protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian hereby adopts amendment to the 2005 Master Plan Chapter 2, Goals and Objectives.

Resolution to Approve
2005 Master Plan Amendments
January 9, 2015

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of January 2015.

NAME, Chair

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of January 2015 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Lynn Hildebrandt served as a member of the Planning Commission of the Charter Township of Meridian from January 2012 through December 2014; and

WHEREAS, Lynn Hildebrandt enthusiastically dedicated her time and effort to fulfilling the duties and responsibilities of a Planning Commissioner; and

WHEREAS, Lynn Hildebrandt attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and

WHEREAS, during her term, Lynn Hildebrandt thoughtfully and thoroughly evaluated each issue and proposal presented before the Planning Commission sharing her unique perspective and expertise.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Lynn Hildebrandt grateful thanks for her voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of January 2015.

NAME, Chair

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of January 2015 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, James D. (Jim) Salehi served as a member of the Planning Commission of the Charter Township of Meridian from February 2013 through December 2014; and

WHEREAS, Jim Salehi enthusiastically dedicated his time and effort to fulfilling the duties and responsibilities of a Planning Commissioner; and

WHEREAS, Jim Salehi attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and

WHEREAS, during his term, Jim Salehi thoughtfully and thoroughly evaluated each issue and proposal presented before the Planning Commission sharing his unique perspective and expertise.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to James D Salehi grateful thanks for his voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of January 2015.

NAME, Chair