

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
November 26, 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, Jackson, Norkin (7:08 P.M.), Scott-Craig  
ABSENT: None  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

Chair Deits called the regular meeting to order at 7:03 P.M.

**2. Approval of agenda**

**Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes (None)**

**4. Public Remarks**

Chair Deits opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested that Planning Commission packets be available online on the Friday before a Planning Commission meeting. He summarized Board rationale when it set the boundary for the urban services management district, and gave his reasons for exclusion of the Georgetown Payback District.

Chair Deits closed public remarks.

**5. Communications (None)**

**6. Public hearings (None)**

**7. Unfinished Business**

A. Zoning Amendment #12020 (Township Board), request to modify C-1 district uses to allow physical fitness facilities

Principal Planner Oranchak summarized the zoning amendment as outlined in staff memorandum dated November 21, 2012.

**Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #12020, to amend Section 86-403 of the Code of Ordinances in order to add exercise and fitness facilities to the C-1 (Commercial) zoning district. Seconded by Commissioner Goodale.**

Planning Commission discussion:

- Discussion at the previous Planning Commission meeting regarding court games and swimming contained in (c) (9)
- Exercise pools could be placed in a small indoor area
- Preference to delete swimming pools

- Need to address this situation because of over specificity in the ordinance

**Commissioner Scott-Craig moved to delete the words “and swimming pools” in (c) (9).  
Seconded by Commissioner Norkin.**

VOICE VOTE: Motion carried 8-0.

Continued Planning Commission discussion:

- Court games will evolve similarly to how exercise pools have become popular
- Concern with describing uses by “what they are not”

**Commissioner Honicky moved to delete the words “without facilities for court games”  
Seconded by Commissioner Norkin.**

VOICE VOTE: Motion carried 8-0.

Continued Planning Commission and staff discussion:

- The applicant’s 24 hour operation is grandfathered in
- If the applicant expands his business in the future, he will be required to obtain a special use permit for 24 hour operation

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

NAYS: None

Motion carried 8-0.

- B. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment  
Principal Planner Oranchak summarized the commission review as outlined in staff memorandum dated November 21, 2012.

Planning Commission and staff discussion:

- State Act indicates the Planning Commission approves the Master Plan, and the Township Board either accepts or rejects the plan
- If the Board moves to reject, it must go back to the Planning Commission until the Board accepts what the Planning Commission puts forth
- The Township Board took over the authority of having it sent to them to either accept or reject
- Not all communities have the Master Plan go before the Board to accept or reject the Planning Commission’s approval
- Georgetown Sewer Payback District is at least half of the area the Planning Commission thought was appropriate to be preserved and is no longer preserved with the boundary set by the Township Board
- Concern the Board changed the boundary without having a set of criteria for legal justification of that change
- Preference for the Planning Commission to revert the boundary back to what it originally recommended to the Township Board
- Preference for the urban services district amendment policies to be in place prior to decisions being made by either the Planning Commission or the Township Board on the boundary
- Having the urban services district amendment policies in place require approval of

- amendments to the 2005 Master Plan
- Continued concern with the Georgetown Sewer Payback District
- Belief there are other ways to deal with the issue of the Georgetown Sewer Payback District
- Board argument that residents adjacent to a sewer would be precluded from hooking up to the sewer is completely incorrect in law
- County ordinance allows residents within 300 feet of an existing sewer to hook up
- Previous comment that the boundary originally constructed by the Planning Commission was arbitrary was completely inaccurate
- Planning Commission use of the Land Use Map to delineate the urban services boundary
- History of the approval process for the Georgetown development
- Possible alternative is to have the Township compensate the developer for costs incurred by constructing the sewer to handle additional capacity
- Preference for all areas not in the original Planning Commission boundary come back to the Planning Commission for individual evaluation based on its criteria and then report back to the Board

**Commissioner Goodale moved [and read into the record] 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 the Master Plan amendments to Chapter 2, Goal 5 and Goal 7; Chapter 8 Infrastructure; Chapter 10 Future Land Use; and Chapter 11 Infrastructure dated October, 2012, including a new Urban Services District Map and an amendment to the Future Land Use Map.**

**Seconded by Commissioner Norkin.**

Continued Planning Commission discussion:

- How changes to the USB map labeled 8-12 are reflected in the Future Land Use Map
- Maps 8-12 (Urban Services District) and Map 10-1 (Future Land Use Map) reflect the boundary as drawn by the Township Board

**Commissioner Cordill moved to substitute the original urban services district map for the proposed extended urban services district map as delineated in the resolution. Seconded by Commissioner Goodale.**

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

NAYS: None

Motion carried 8-0.

Continued Planning Commission discussion:

- Preference to remove the paragraph titled “Exemption to the Urban Services District” contained at the bottom of Chapter 11, Implementation

**Commissioner Scott-Craig moved to delete the paragraph titled “Exemption to the Urban Services District” in Chapter 11. Seconded by Commissioner Hildebrandt.**

ROLL CALL VOTE: YEAS: Commissioners Cordill, Goodale, Hildebrandt, Honicky,  
Norkin, Scott-Craig, Vice-Chair Jackson, Chair Deits  
NAYS: None  
Motion carried 8-0.

Continued Planning Commission discussion:

- Boundary on the Future Land Use Map will reflect the boundary originally drawn by the Planning Commission

**Commissioner Hildebrandt moved to amend the Future Land Use Map to reflect changes made during consideration of this agenda item. Seconded by Commissioner Jackson.**

ROLL CALL VOTE: YEAS: Commissioners Cordill, Goodale, Hildebrandt, Honicky,  
Norkin, Scott-Craig, Vice-Chair Jackson, Chair Deits  
NAYS: None  
Motion carried 8-0.

Continued Planning Commission discussion:

- This document, as adjusted, is consistent within itself
- Request that the Board take up this item only if Chair Deits is present at the Board meeting
- Chair is willing to represent the Planning Commission when the Board places this item on its agenda

ROLL CALL VOTE YEAS: Commissioners Cordill, Goodale, Hildebrandt, Honicky,  
ON THE MAIN Norkin, Scott-Craig, Vice-Chair Jackson, Chair Deits  
MOTION: NAYS: None  
Motion carried 8-0.

## **8. Other Business**

### **A. Phase II 2005 Master Plan Amendments – Energy Conservation**

Planning Commission discussion:

- Amend Objective A, Strategy 10 by deleting “GREENWAY” and inserting “GREENSPACE”

**Commissioner Cordill moved to transmit to the Township Board the Planning Commission’s addition of energy conservation strategies to 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. Seconded by Commissioner Hildebrandt.**

Continued Planning Commission discussion:

- Disappointment that mass transit was not part of the energy conservation program

VOICE VOTE: Motion carried 8-0.

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

Commissioner Cordill inquired as to the feasibility of placing the Planning Commission packet online.

Chair Deits added that he believed all Commissioners are in agreement that, to the extent possible, the packet should be placed online. He expressed his desire for consistency as the Board packet has been made available on line for some time.

Commissioner Norkin inquired as to the process for filling the vacancy on the Planning Commission created by the election of a sitting Commissioner to the Township Board.

Principal Planner Oranchak explained that residents wishing to serve on the Planning Commission should fill out an Application for Public Service and submit it to the Clerk's Office.

Chair Deits added the terms of three (3) current Planning Commissioners expire at the end of the year so there will be four (4) openings for the Board to fill.

**10. New applications** (None)

**11. Site plans received** (None)

**12. Site plans approved** (None)

**13. Public remarks**

Chair Deits opened public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed appreciation for Planning Commission action on the urban services boundary.

Chair Deits closed public remarks.

**14. Adjournment**

Chair Deits adjourned the regular meeting at 8:00 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary