



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 27, 2017 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. November 13, 2017 Regular Meeting
5. COMMUNICATIONS
 - A. Nicholas Roberts RE: Special Use Permit #17051
6. PUBLIC HEARINGS
7. UNFINISHED BUSINESS
 - A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25.5 acres located east of Powell Road, north of Grand River Avenue.
 - B. Special Use Permit #17051 (Al Saedi), establish group child care home for up to 12 children at 5596 Earliglow Lane.
8. OTHER BUSINESS
 - A. Shaping the Avenue/form-based code
 - B. 2018 Planning Commission goals
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 1. Site Plan Review #17-07 (Warner), establish physical fitness facility at 2360 Jolly Oak Road.
 - C. Site Plans Approved
11. PUBLIC REMARKS
12. ADJOURNMENT

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing 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 (Section 86-189 of the Zoning Ordinance).

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

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TENTATIVE PLANNING COMMISSION AGENDA

December 11, 2017

REGULAR MEETING

1. PUBLIC HEARINGS
2. UNFINISHED BUSINESS
 - A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25.5 acres located east of Powell Road, north of Grand River Avenue.
3. OTHER BUSINESS
 - A. Shaping the Avenue/form-based code
 - B. 2018 Planning Commission goals

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**November 13, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, Richards, Baruah
ABSENT: Commissioner Tenaglia
STAFF: Senior Planner Peter Menser**

1. Call meeting to order

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

2. Public Remarks-NONE

3. Approval of Agenda

Commissioner Scott-Craig moved to approve the agenda as written.
Seconded by Commissioner Cordill
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. October 23, 2017 Regular Minutes (as revised)

Commissioner Baruah moved to approve the minutes as revised.
Seconded by Commissioner Premoe
VOICE VOTE: Motion approved unanimously.

5. Communications

-Email communication from Nicholas Roberts, 5604 Earliglow Lane, RE: SUP 17051

6. Public hearings

A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25 acres located east of Powell Road, north of Grand River Avenue.

Chair Ianni opened the public hearing at 7:03 p.m.
Senior Planner Menser outlined the plat for discussion.

Robert Schroeder, 670 Aquila Drive, East Lansing, the applicant, stated he would like to change the Tentative Preliminary Plat map so the road is a cul-de-sac instead of a 90 degree turn which dead ends. He commented homeowners prefer a cul-de-sac and extending the road at the currently proposed angle would be very costly due to the amount of fill required to make it level.

Commissioner Richards commented the road should be built to stringent specifications regardless of whether it is private or public so it will last without needing maintenance. He also said the paving on Powell Road should extend all the way to the northern end of the development.

Senior Planner Menser remarked all road construction is done under the specifications of the Ingham County Road Department, regardless of who is paying for it.

Commissioner Scott-Craig asked for a recap of the conditions that were applied to the previous approval of this plat.

Senior Planner Menser listed all of the conditions from the previous approval.

Commissioner Scott-Craig asked that all of the prior conditions be added to any future approval of the plat and explained that the cul-de-sac was changed to a 90 degree turn and termination due to the desire to have water and sewer services extended to the end of the development in case another development went in on the adjacent property.

Commissioner Cordill stated she prefers the current plan rather than a cul-de-sac.

Commissioner Premoe stated the Ingham County Road Commission construction specifications are more than adequate for road construction.

Chair Ianni closed the public hearing at 7:37 p.m.

- B. Special Use Permit #17051 (Al Saedi), establish group child care home for up to 12 children at 5596 Earliglow Lane.

Chair Ianni opened the public hearing at 7:38 p.m.

Senior Planner Menser outlined the Special Use Permit for discussion. He remarked the Michigan Zoning Enabling Act has set criteria the application must meet but the Special Use Permit has to be issued if the application meets all of the criteria.

Richard Lycos, 5570 Earliglow, spoke in opposition to the Special Use Permit. He was concerned with lack of fencing and increased traffic and parking.

There was discussion by the commission and applicant about the fencing requirements.

Commissioner Richards asked adequate fencing be added as a condition of granting of the Special Use Permit.

Chair Ianni closed the public hearing at 8:06 p.m.

7. Unfinished Business-NONE

8. Other Business

- A. Commission Review #17103 (Township Board), Section 61 review of land preservation purchase of 90.01 acres located west of Van Atta Road, north of Tihart Road.

Commissioner Lane moved to approve the Section 61 review.

Seconded by Commissioner Scott-Craig

VOICE VOTE: Motion carried 7-0.

- B. Commission Review #17113 (Township Board), Section 61 review of land preservation purchase of 88.9 acres located south of Legg Park, north of Ponderosa subdivision.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Lane

VOICE VOTE: Motion carried 7-0.

- C. Commission Review #17123 (Township Board), Section 61 review of land preservation purchase of 0.90 acres located at 3098 Biber Street.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Cordill

VOICE VOTE: Motion carried 6-1 (Commissioner Premoe dissenting).

- D. Commission Review #17133 (Township Board), Section 61 review of land preservation purchase of 4.225 acres located southwest of Hamilton Road between Kent Street and Kenmore Drive.

Commissioner Cordill moved to approve the Section 61 review.

Seconded by Commissioner Scott-Craig

VOICE VOTE: motion carried 5-2 (Commissioners Premoe and Baruah dissenting).

- E. Commission Review #17143 (Township Board), Section 61 review of land preservation purchase of 5.1 acres located at 6269 Green Road.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Lane

VOICE VOTE: Motion carried 4-3. (Commissioners Richards, Premoe, and Baruah dissenting).

- F. Commission Review #17153 (Park Commission), Section 61 review of donation of 10.09 acres located east of Hillbrook Park, south of Lake Lansing Road to Township park system.

Commissioner Richards moved to approve the Section 61 review.

Seconded by Commissioner Baruah

VOICE VOTE: Motion carried 7-0.

G. 2018 Planning Commission goals

Senior Planner Menser suggested the Planning Commission think of goals for 2018 to be discussed at the next meeting. He commented some topics for consideration would be items such as: the MUPUD ordinance, form-based code and implementation of the Master Plan.

9. Township Board, Planning Commission officer, committee chair, and staff comments or Reports

Commissioner Scott-Craig gave a summary of the last EDC meeting.

Senior Planner Menser gave a summary of the recent meetings for Shaping the Avenue.

Commissioner Richards gave a summary of the Meridian Transportation Commission meeting held on October 26, 2017 where Redi-Ride was discussed.

10. Project Updates

A. New Applications-NONE

B. Site Plans Received - NONE

C. Site Plans Approved - NONE

11. Public Remarks-None

12. Adjournment

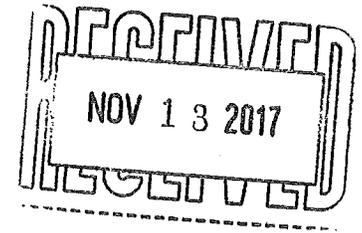
Chair Ianni adjourned the regular meeting at 8:57 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Peter Menser

From: Jennifer Quinlivan
Sent: Monday, November 13, 2017 1:25 PM
To: Peter Menser
Subject: Fwd: S U Permit # 17051 (AL Saedi)



Fyi

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From: Nick Roberts <nickmech7@gmail.com>
Sent: Saturday, November 11, 2017 9:40:15 PM
To: Jennifer Quinlivan
Subject: S U Permit # 17051 (AL Saedi)

My property is located 2 doors west of this property. I don't see how this building would be capable of a group of up to 12 children, staff and the 4-6 residents already occupying this single family home and mine is 2,179 sq ft as comparison. I don't know these neighbors as they have just moved in but would have thought they would have investigated business property before they moved to a residential property. I am opposed to the extra concentration of children and vehicles at one property in this subdivision which has three means of access or exit for the entire subdivision. I hope that other neighbors back me up on this request.

Thanks for your consideration.

Nicholas Roberts
5604 Earliglow Ln



To: Planning Commission

From: Peter Menser, Senior Planner

Date: November 21, 2017

Re: Tentative Preliminary Plat #17012 (Mayberry Homes), establish Silverstone Estates, a single family subdivision consisting of 25 lots on 25.5 acres located east of Powell Road and north of Grand River Avenue.

The Planning Commission held the public hearing for the tentative preliminary plat of Silverstone Estates at its meeting on November 13, 2017. At the meeting the Planning Commission indicated support for including the same conditions of approval that were imposed on the tentative preliminary plat by the Township Board in 2016, which included, among other conditions, the paving of Powell Road from Grand River Avenue to the northern extent of the plat, approval of the requested waiver to permit Lots #1, #24, and #25 to front on Powell Road, and the establishment of a 20 foot wide landscape buffer for those same lots along Powell Road.

Also at the November 13, 2017 meeting the property owner requested feedback on a plan that would change the proposed layout of the plat. The proposed layout would change the road servicing the development, Silverstone Way, to a cul-de-sac. As approved in 2016, Silverstone Way was designed with stub streets at the north and east property lines for potential future road connections. Preliminary comments from the Ingham County Road Department (ICRD) indicate a preference for the previously approved stub street option as connectivity to adjacent properties is required per ICRD policy. According to the ICRD the cul-de-sac option would only be considered if adjacent properties were proven to be undevelopable. Formal review and comment from the ICRD will occur during the final preliminary plat phase of the project.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or disapproval of the tentative preliminary plat (TPP) within 60-days of the plat being filed with the Township. The application was deemed complete on October 16, 2017 therefore the Planning Commission must make its decision no later than the December 11, 2017 regular meeting. A resolution will be provided for the Commission's consideration at a future meeting.

Attachments

1. Tentative Preliminary Plat as approved in 2016.
2. Tentative Preliminary Plat dated February 19, 2016 with cul-de-sac option.



To: Planning Commission

From: Peter Menser, Senior Planner

Date: November 21, 2017

Re: Special Use Permit #17051 (Al Saedi), establish group child care home for up to twelve children at 5596 Earliglow Lane.

The Planning Commission held the public hearing for Special Use Permit #17051 at its November 13, 2017 meeting. At the meeting the Planning Commission expressed general support for the request but had questions related to the outdoor play area and fencing of the yard.

As discussed at the meeting, the Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit if the proposed group child care home meets the list of criteria outlined in Section 206 of the Act. One of the criteria is that the property "has appropriate fencing for the safety of the children in the group child care home, as determined by the local unit of government." Staff contacted the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, for more information on how this provision is applied and found that LARA requires a minimum of 600 square feet of outdoor play area at group child care homes, but does not require fencing for the outdoor play area. While not required by LARA, staff has confirmed that the Planning Commission can establish whatever fencing they deem appropriate for the site to meet the MZEA criteria.

The subject property has 71.24 feet of frontage along the Haslett Road right-of-way. The Planning Commission may consider requiring fencing along that portion of the Haslett Road frontage to ensure the safety of the children being cared for at the group child care home. The fencing requirement has been added as a condition to the approval of the special use permit; however the Planning Commission may consider other fencing options at the meeting and amend or remove the condition if desired.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request with conditions is attached.

Attachment

1. Resolution to approve.
2. Parcel map with lot dimensions

RESOLUTION TO APPROVE

**Special Use Permit #17051
5596 Earliglow Lane**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Nael Al Saedi requested a special use permit (SUP #17051) to establish a group child care home for up to 12 children at 5596 Earliglow Lane; and

WHEREAS, group child care homes are allowed as a non-residential use in a residential district subject to special use permit approval; and

WHEREAS, the applicant has applied for a license for the proposed group child care home from the Michigan Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division; and

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #17051 at its meeting on November 13, 2017, and has reviewed the staff material forwarded under cover memorandums dated November 8, 2017 and November 21, 2017; and

WHEREAS, the Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires a township to approve a special use permit for a group child care home if it meets the criteria listed in Section 206 of the Act; and

WHEREAS, the proposed group child care home meets the criteria established in Section 206 of the Michigan Zoning Enabling Act; and

WHEREAS, the proposed group day care is ancillary to the primary residential use of the property; and

WHEREAS, the essential character of the residential neighborhood will not be impacted by approval of the special use permit for the group child care home.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #17051, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated October 23, 2017.
2. The applicant shall obtain and maintain a license to operate a group child care home from the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, or any agency to which jurisdiction of such license is transferred. If the license expires or is revoked the special use permit shall become invalid.

**Resolution to Approve
SUP #17051 (Al Saedi)
Page 2**

3. The maximum attendance for the group child care home shall not be more than 12 children at any one time.
4. The hours of operation for the group child care home shall be limited to between 6:00 a.m. and 6:00 p.m., Monday through Friday.
5. The applicant shall install a six foot tall wooden fence along the Haslett Road property frontage to ensure the safety of the children at the group child care home. The final location of the fence shall be subject to the approval of the Director of Community Planning and Development.
6. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate a group child care home. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of November, 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

Haslett Rd

71.24

145.21

204.14

80.37

204.14

80.37

Earliglow Ln

