

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

January 13, 2014

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 16, 2013 Regular Meeting
4. Election of the Chair, Vice-Chair and Secretary for 2014
5. Public remarks
6. Communications
 - A. Susan Simkin RE: SUP #13121 (Meridian Township)
 - B. Susan Simkin RE: SUP #13121 (Meridian Township)
 - C. Carla Westwood RE: MUPUD 13054/SUP #13171 (Aldi/Eyde)
7. Public Hearings
8. Unfinished Business
 - A. Special Use Permit #13161 (MSU Federal Credit Union), request to construct a credit union branch with two drive-through ATM lanes and four drive-through teller lanes on the northeast corner of Jolly Road and Jolly Oak Road
 - B. Mixed Use Planned Unit Development #13054 (Aldi/Eyde), request for a mixed use planned unit development with one commercial building and 24 apartments at 5155 Marsh Road
 - C. Special Use Permit #13171 (Aldi/Eyde), request to construct a group of buildings greater than 25,000 square feet in gross floor area at 5155 Marsh Road
 - D. Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office
 - E. Commission Review #13053 (Meridian Township), request for Section 61 review to construct a fire station on Central Park Drive, east of Okemos Road

Planning Commission Agenda

January 13, 2014

Page 2

9. Other Business
 - A. Resolution of Appreciation – Ody Norkin
10. Township Board, Planning Commission officer, committee chair, and staff comment or reports
11. New Applications
 - A. Mixed Use Planned Unit Development #14-05054 (DTN), request to revise the space allocation for commercial and office uses in the Hamptons of Meridian
 - B. Special Use Permit #14011 (Green), request to expand an institution for human care at 2077 Haslett Road
12. Site Plans received
 - A. Site Plan Review #13-99-26 (Mercer), request to remove the outdoor pool and re-landscape at the Marriott Towne Place Suites Hotel addressed as 2855 Hannah Blvd.
13. Site Plans approved
14. Public Remarks
15. Adjournment

Post Script: Dante Ianni

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 27, 2014
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. Mixed Use Planned Unit Development #14-05054 (DTN), request to revise the space allocation for commercial and office uses in the Hamptons of Meridian
 - B. Special Use Permit #14011 (Green), request to expand an institution for human care at 2077 Haslett Road
2. Unfinished Business
3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 16, 2013**

DRAFT

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

PRESENT: Commissioners Cordill (7:01 P.M.), Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin,
Salehi, Scott-Craig
ABSENT: None
STAFF: Principal Planner Gail Oranchak

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. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of December 9, 2013. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Susan Simkin, 2032 Central Park Drive, Okemos, stated her continued opposition to several components of SUP #13121, a project to locate the new central fire station on Central Park Drive.

Lawrence Nolan, 4765 Nakoma Drive, Okemos, attorney for the Autumn Park Condominium owners, voiced his ongoing objections to placement of the central fire station on Township property located on Central Park Drive.

David Strobl, 1320 Cove Court, Okemos, offered information from the National Institutes of Health website on environmental noise pollution and acute noise exposure relative to SUP #13121. He expressed his continued objection to placement of the new central fire station at the proposed location on Central Park Drive.

Chair Jackson closed public remarks.

5. Communications

A. Brent Forsberg, President, T. A. Forsberg, 2422 Jolly Road, Suite 200, Okemos; RE: SUP #13161 (MSU Federal Credit Union)

B. Supervisor Elizabeth LeGoff; Invitation for Planning Commissioners to attend a Joint Meeting with the Township Board on January 7, 2014

6. Public hearings

A. Mixed Use Planned Unit Development #13054 (Aldi/Eyde), request for a mixed use planned unit development with one commercial building and 24 apartments at 5155 Marsh Road and

B. Special Use Permit #13171 (Aldi/Eyde), request to construct a group of buildings greater than 25,000 square feet in gross floor area at 5155 Marsh Road

Chair Jackson opened the public hearings at 7:19 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 mixed use planned unit development (MUPUD) and special use permit (SUP) requests as outlined in staff memoranda dated December 13, 2013.
- Applicant
Mark Clouse, Eyde Co., 4660 S. Hagadorn, Suite 660, East Lansing, noted the proposed development will be managed by staff at Central Park Apartments, and residents will have use of the pool, clubhouse, tennis courts, etc. at Central Park Apartments. He indicated the back elevation of the residential building closest to the wetland shows a basement level with lookout windows which precludes the necessity for a large retaining wall across the entire site. Mr. Clouse added pedestrian access from the seven foot pathway along Marsh Road was discussed during a prior meeting when this site was initially approved in order to allow individuals a way to have direct access to Central Park from Marsh Road through the middle of the site. He stated the overall site is similar to the initial layout previously approved. Mr. Clouse noted Aldi is working with the Ingham County Road Department (ICRD) to obtain a traffic signal at Marsh and Time Square. He added ICRD made a curb cut when Marsh Road was reconstructed in 2013. Mr. Clouse indicated Aldi plans to reduce the bicycle pathway elevation to provide for greater visibility.

David Kapusansky, Director of Real Estate, Aldi, 2625 N. Stockbridge Road, Webberville, explained Aldi's business plan is to remain small while offering the best value at the lowest price. He noted Aldi has earned LEED ratings for its standard store design which includes a closed-in dock for minimal noise. Mr. Kapusansky listed freon management, building management systems, recycling and limited hours (9:00 AM to 8:00 PM) as part of Aldi's corporate responsibility initiative and to increase efficiency. He spoke to Aldi's willingness to extend the water "loop" around the building to incorporate the Nokomis Learning Center and a walking path with special supported turf for emergency vehicle usage.

Chris Grzenkowicz, Desine Inc., 2183 Pless Drive, Brighton, distributed a supplemental packet which contained additional information regarding Aldi (i.e., revised landscaping plan, bicycle racks, bicycle rack placement, use of materials around the perimeter of the building, etc.)

- Public
Todd Wilson, Chair, Park Commission, 1897 Wilder Street, expressed concern the design of the proposed development does not provide sufficient screenage for the Meridian Historic Village and will offer a non-historic distraction for Meridian residents who visit the village. He questioned placement of the secondary egress and believed a more sensible pathway into the park exists if that is the intent for usage.

George Grettenberger, Board Chair, Friends of Historic Meridian, 1931 Osage, Okemos, voiced concern with preserving the historic heritage of Meridian Township and believed the proposed development, as presented, may detract from the historical experience of the numerous children's groups which visit the village each year.

Brook Thompson, 1513 Downing Street, Haslett, expressed concern with the additional traffic which will result from the proposed development. She spoke to her assumption that the light at Marsh Road and Times Square will be on demand. She requested consideration of a sequenced light at Tihart and Marsh Road as well due to increased vehicular traffic which will result from the proposed development.

Mr. Clouse added that during the previous process for a project on this site, Township staff recommended and suggested the applicant connect up and after hearing concerns at tonight's meeting, he would like to meet with the Director of Parks and Recreation on how best to remove "points of access" to walk to Nokomis and Historical Village. He added the intersection of Tihart and Marsh Roads does not warrant a traffic signal, but the light at Times Square will be sequenced with others along Marsh Road.

- Planning Commission discussion:

Commissioner Cordill inquired if the applicant had considered the vacant grocery store at Marsh and Haslett Roads.

Mr. Kapusansky responded the Village Square location was considered, but discarded due to its percentage of current vacant stores and lack of proximity to the most common shopping sites in the Township in order to gain volume and provide lower prices.

Commissioner Cordill believed the applicant would attract more customers in that area as well as a Carriage Hills location due to lack of nearby grocery stores.

Mr. Kapusansky did not believe there was a large enough draw in those areas, as they considered a two to three mile ring around the two aforementioned sites.

Commissioner Honicky spoke to the proposal being within the floodway and floodway fringe, noting Building A is substantially above most of the floodway fringe. He expressed concern with Building B as the plan denotes it is 843 feet above mean sea level. Commissioner Honicky stated he cannot support the project with Building B only having the ability to successfully accommodate six (6) inches of water.

Commissioner Ianni -- asked the applicant if there was risk of Building B flooding, as the application did not request a permit for work in the floodplain.

Mr. Clouse responded that no building is in the floodplain and the floodplain and floodway elevations have been redelineated in recent years by Federal Emergency Manager Agency (FEMA). He added the elevations are determined by FEMA and are 2-1/2 feet above mean sea level and no additional permits are required.

Commissioner Ianni stated store hours of 9:00 a.m. until 8:00 PM will miss a large portion of morning commuter traffic.

Commissioner Scott-Craig stated the Meridian Health Impact Assessment in the packet filled out by Aldi showed a positive response to the question of whether the project was located in a known floodplain.

Mr. Clouse clarified that a floodplain exists on the 5.4 acre site.

Commissioner Hildebrandt inquired if the applicant is looking for a side and rear yard waiver for Building B from 100 feet to 42.48.

Mr. Clouse responded that it is not a wetland setback requirement, but 100 feet from residential. He believed Planning Commissioners realize the purpose of the 100 foot setback is if there is a residential community adjacent to the proposed project.

Commissioner Salehi asked for staff clarification on the 100 foot waiver from the edge of the property.

Principal Planner Oranchak answered commercial properties adjacent to residential zoning are required to have a 100 foot setback or 60 feet if a double row of evergreen trees are put in place. She believed in this case, the setback should be waived based on the Township ordinance.

Commissioner Hildebrandt stated that her understanding of the MUPUD ordinance uses the setback waiver to enable placemaking and believed those setbacks may need to be revisited.

Commissioner Ianni inquired if the applicant chose the layout of the development based on the wetlands and floodplain to the north.

Mr. Grzenkiewicz responded the idea behind the proposed layout is to utilize the portion of the property which is furthest away from the wetlands and floodplain while allowing the natural area to be preserved. He stated all the proposed improvements are outside of the floodplain, wetland and wetland buffer zone and requires utilization of property closer to the property lines. Mr. Grzenkiewicz pointed out the 100 foot setback is to residential zoning (which is what the park is zoned), but is not a residential use.

Commissioner Scott-Craig noted the Township property to the south houses the Nokomis Learning Center, which is a park use, museum use and community meeting use. He stated the applicant has proposed only six (6) feet of setback from some of the parking spaces. Commissioner Scott-Craig believed too much is being proposed on this site and offered his preference for the building to be placed on the front of the site with parking behind. He spoke to the proposed immediate land split upon approval and believed the MUPUD ordinance is being used to gain access to the waiver.

Commissioner Deits suggested moving the southeast parking spaces to the north in an effort to remove them off the property line and allow substantial landscaping, while acknowledging that doing so will require a sacrifice of seven (7) or eight (8) parking spaces overall.

Commissioner Deits inquired who decides how this project interfaces with adjoining Township lands.

Principal Planner Oranchak responded the proposal was reviewed by the Director of Community Planning and Development and the Engineering and the Fire Departments, none of which raised questions about the location of the two access drives.

Commissioner Deits inquired as to how the proposed project should be integrated into the use of Township property.

Principal Planner Oranchak responded that seven (7) feet is the standard width for the Township's pedestrian bicycle pathways.

Commissioner Deits inquired as to the necessity of monuments being placed at the 20 foot wetland setback line on the north side of the building to prevent landscaping encroachment into the wetlands.

Principal Planner Oranchak responded the current ordinance allows for encroachment in the first 20 feet to provide the ability to plant and mow grass. She noted the 20 feet closest to the wetland must remain in its natural state.

Commissioner Salehi believed the proposed use of mixed retail and residential was desirable and one purpose of a MUPUD. He expressed an interest in being provided architectural renderings to visually ascertain how the view would look from the Nokomis Learning Center.

Mr. Grzenkowicz explained the six (6) foot setback in question is for only a portion of the parking. He explained the view through use of the building material samples.

Commissioner Salehi inquired if waivers are required for the setback from the Nokomis Learning Center property.

Principal Planner Oranchak responded the applicant can base their site plan on waivers being granted.

Commissioner Salehi inquired as to the distance between the south property line and the building.

Mr. Grzenkowicz responded the property line is on an angle but the closest distance is 20.03 feet.

Commissioner Salehi requested information on how the property east and north of the Nokomis Learning Center is used.

Commissioner Salehi inquired if basements are a requirement in residential apartment buildings.

Principal Planner responded they are not.

Commissioner Salehi indicated all the buildings have a fairly low square footage of windows.

Mr. Kapusansky responded he did not realize until today that there is flexibility in the percentage of windows, adding the proposed plan provides a prototypical window set up. He explained that shelving needs to be taken into consideration along the perimeter of the building as well as two (2) bathrooms, a break room and storage area along the exterior wall.

Commissioner Salehi inquired if there will be skylights in the interior of the building.

Mr. Kapusansky responded there will not be skylights in the store.

Commissioner Salehi reviewed a recent Aldi's circular and noted with interest that the company sells products other than groceries on a regular basis.

Mr. Kapusansky replied Aldi's stocks 1,400 grocery oriented products and provides "special buys" on either a weekly or bi-weekly basis which creates excitement and allows the company to expand its product range to supply customer needs across a larger base.

Commissioner Hildebrandt requested an explanation about information contained in the packet that the building height is proposed to be 35 feet, but one of the requests is to waive the added setback requirement for each one foot of height over 35 feet.

Mr. Grzenkowicz clarified that there was a misunderstanding on their part prior to the pre-application meeting with Planning and they will not need the requested waiver.

Commissioner Hildebrandt requested an explanation regarding the land division after construction as it appears to be a way around the MUPUD.

Mr. Grzenkowicz explained the land division will be requested as a way to handle ownership of the property. He added Aldi prefers to buy into a community so it was that desire to own the property v. leasing which lead to the land division. Mr. Grzenkowicz stated Aldi is required to legally bind the properties together in order for the MUPUD to remain in place.

Commissioner Hildebrandt believed Building B infringes on the priority conservation corridor.

Mr. Clouse the applicant has followed the greenspace in its form through the entire Mud Lake Drain wetland area.

Commissioner Hildebrandt requested communication from either the Park Commission or Environmental Commission on whether the priority conservation corridor is impacted.

Commissioner Hildebrandt asked who pays for reconstruction of the sidewalk.

Mr. Clouse responded the developer is responsible.

Commissioner Hildebrandt inquired as to why only eight (8) of the eleven (11) required street trees are being provided.

Principal Planner Oranchak responded this is a preliminary plan and the number of trees will be ascertained during final site plan review.

Commissioner Hildebrandt asked how the square footage of the proposed small grocery store compares to Tom's Food Store, Foods for Living and East Lansing Food Coop.

Mr. Clouse believed Tom's to be 30,000 to 40,000 square feet and Foods for Living to be approximately 27,000 square feet.

Commissioner Ianni agreed with a fellow Commissioner that the area needs to be made walkable and not be overcrowded, adding a critical component of the MUPUD is to integrate the residential with the commercial area. He believed having the apartments on the proposed site allows access to Aldi, WalMart, and adjacent shopping and promotes infill in the commercial area.

Commissioner Deits understood the windows refer to only the east side of the building (side which faces Marsh Road) and the Township's ordinance requires 50% of the façade on that side to be windows.

Commissioner Honicky addressed the 40 foot wetland setback and a 20 foot wetland buffer in the back. He asked if the placement of Building B appeared to be on the thick line which is the 100 year flood boundary.

Principal Planner Oranchak clarified the wetland setback is not based on elevation, but distance from the wetland boundary itself.

Mr. Clouse added the building floor will be constructed 2-½ feet above the floodplain and will not necessarily follow the slope of the land as it currently exists through fill.

Commissioner Norkin expressed appreciation that the developer wishes to engage in discussions with the Parks Department to address potential concerns. He believed the proposed development is not in sync with the historic character of the village and must include a "massive" barrier.

Commissioner Deits pointed to the west side of the building where there is unused and undeveloped park land and asked if the Park Commission would entertain the possibility of encouraging the developer to place landscaping on public land west of the property line to provide additional screening.

Principal Planner Oranchak reminded Commissioners that applicant's cannot be required to make off-site improvements.

Mr. Grzenkiewicz explained the height of the Aldi building is 17 feet, while the residential component is 35 feet in height.

Chair Jackson expressed concern with integration between the residential component and grocery store as she did not see enhanced walkability. She inquired as to where the Village at Market Square sign would be located. She asked for a better understanding of the intent to have the MUPUD proposal approved and then seek a land split which divides the mixed uses.

Mr. Clouse stated there will be a separate sign for residential and will be included on the next plan to come before the Planning Commission. He stated the typical MUPUD was considered (small amount of retail with floors of residential above), but concern was expressed about the viability of such a small retail space at the proposed location. He believed this "horizontal" mixed use is the proper approach for the proposed site. Since Aldi historically prefers to own their sites, Mr. Clouse stated this layout was chosen to facilitate their purchase while maintaining the MUPUD status.

Chair Jackson asked if it was possible to improve the movement of individuals from the pedestrian bicycle pathway and residents across the parking lot to the grocery store.

Mr. Clouse responded the pathway was placed as such to avoid interference with the driveway. He indicated a marked walkway could be placed so that residents could walk up and walk directly across, acknowledging that people will take the shortest distance regardless.

Chair Jackson asked for the definition of a warranted signal.

Mr. Clouse explained the process to meet the warrants through demonstration that turning movements and traffic counts at a specific location are being met. The traffic study by Traffic Engineering Associates, Inc. (TEA) indicates the current volumes of traffic warrant the signal at Marsh Road and Times Square.

Chair Jackson asked if a warranted signal means the Ingham County Road Department (ICRD) will place a signal at Marsh Road and Times Square.

Mr. Clouse stated the ICRD has to review traffic signal plans and approve the signal which will be paid for by the developer.

Mr. Kapusansky added that his initial discussions with Bob Peterson from the ICRD all indicate a permit will be issued upon submission of proper traffic signal plans.

Chair Jackson asked how a land split would change the relationship of the entire property to the MUPUD requirements.

Principal Planner Oranchak responded the entire property is under the MUPUD conditions, and both parcels would be considered as one project relative to the MUPUD and any future changes.

Chair Jackson inquired as to why the canopy is being proposed as an amenity since Aldi includes canopies as part of its business model.

Principal Planner Oranchak responded canopies are included in the list of amenities within the Township's MUPUD ordinance.

Commissioner Hildebrandt expounded that the purpose of amenities within the MUPUD is to ask for something "extra" in return for exceptions. She voiced concern that approval of the MUPUD allows for the land division to proceed.

Chair Jackson stated the property currently houses two light poles and inquired if there are underground utilities on the site.

Principal Planner Oranchak responded in the negative. She clarified that a house was previously located on the property and when it was moved, the utility lines were removed as well.

Commissioner Salehi suggested moving the store to the east farther away from the Nokomis Center.

Mr. Kapusansky stated from a development and design standpoint, parking should be as close to the front entrance of the building as possible. He believed there would be a larger impact on the Nokomis Learning Center if the building was moved to the front of the site and the parking was placed next to the Nokomis property. He noted the driveway has to be located across from Times Square.

Commissioner Salehi asked if the applicant had considered a landscape screen which blocked the building from the south side as an amenity.

Mr. Kapusansky responded he is open to discussion on different types of landscaping and/or additional landscaping.

Commissioner Scott-Craig inquired as to the location of outdoor seating and gathering areas for both residential and retail uses.

Mr. Kapusansky outlined those designated locations for Planning Commission review.

Commissioner Cordill believed the driver for the requested waivers is setback requirements for the grocery store. She inquired if the apartment building which faces Marsh Road will receive a setback waiver.

Principal Planner Oranchak responded the setback for Marsh Road is 100 feet from the center line of Marsh Road. She offered an explanation on the rationale for the proposed setbacks for the Aldi building on the west and south sides.

Mr. Kapusanky pointed to the proposed setbacks for the various buildings on the overhead, noting the 94-foot variance is only for the section where parking is six (6) feet from the property line. He suggested reducing the length of the parking space to 18 feet which would provide an additional two feet to the setbacks. Mr. Kapusansky stated the apartment building in question which faces Marsh Road is approximately 20 feet beyond the required setback.

Principal Planner Oranchak added parking dimensions are not subject to a waiver, but must be requested through a variance. She noted that if the parking space length is reduced to 18 feet, it must be ten (10) feet in width.

Commissioner Ianni believed the Planning Commission should not punish a business for being a responsible corporate citizen by providing specific amenities in all of its stores. He believed a business should be rewarded for such an effort. He addressed the pilot program for LED lighting in another location within the state and believed the applicant is complying with the spirit of the Township's ordinance relative to amenities. Commissioner Ianni addressed the issue of ownership by stating the identity of the owners is not important as the Planning Commission is approving a MUPUD on this parcel for this district, not just a single owner.

Commissioner Deits asked for applicant reaction to the comment that the lighting poles are in excess of the Township's allowable height standard.

Mr. Kapusansky responded that, as proposed, lighting poles meet the Township's ordinance for both the residential and commercial development. He stated that as pole height is reduced, more poles need to be added to meet the Township's lighting ordinance for proper illumination in all parking lots. He added the discussion about 15-foot light poles in the ordinance is for areas designated for pedestrian walkways along sidewalks, mainly through subdivisions.

Commissioner Deits suggested east-west striping to the east of Building A where the walkway comes off Marsh Road. He noted for the applicant's understanding that bicycle racks are a requirement, but that covered bicycle racks are considered an amenity.

Commissioner Scott-Craig stated he did not believe the proposed signs comply with the Township's sign ordinance.

Principal Planner Oranchak responded that for a MUPUD, the applicant provides the signing program for the site as part of the proposal. She stated the purpose of providing a sign program is to integrate signs into the design of the MUPUD.

Commissioner Hildebrandt inquired if the building material for the apartment buildings would be complementary to the building material for the Aldi store.

Mr. Kapusansky responded in the affirmative.

Chair Jackson inquired about the reinforced turf pavers to be used in such a way to provide a path for emergency vehicles.

Principal Planner Oranchak responded the path will be 20 feet wide to allow emergency vehicles to access the site.

Chair Jackson asked for confirmation that fire and public safety personnel had reviewed the emergency access plans and had no objections.

Principal Planner Oranchak responded in the affirmative.

Mr. Kapusansky added the idea was to place the sidewalk down the center to give a guide for emergency vehicles to follow. He noted the proposed layout prevents individuals from pulling into the parking lot next door and using the emergency access as a shortcut on the site.

Commissioner Scott-Craig recommended the applicant look at that issue carefully during discussions with the Park Commission as the emergency access goes into the parking lot behind the Nokomis Learning Center. He believed it to be problematic during the Farmers' Market season.

Commissioner Cordill asked to view the elevation of the apartment buildings. She suggested incorporating some of the brick used in the Aldi building into the apartment buildings for a cohesive development.

Mr. Clouse stated it is his intent to have a cohesive development and he would work with that suggestion.

Chair Jackson closed the public hearings at 9:27 P.M.

- C. Special Use Permit #13161 (MSU Federal Credit Union), request to construct a credit union branch with two drive-through ATM lanes and four drive-through teller lanes on the northeast corner of Jolly Road and Jolly Oak Road

Chair Jackson opened the public hearing at 9:27 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the SUP request as outlined in staff memorandum dated December 12, 2013.
- Applicant
Greg McKenzie, Vice, President, Daniels and Zermack Architects, 2080 South State Street, Ann Arbor, explained the layout of the project, noting the applicant has attempted to ensure the safety and access of the drive up facilities are maintained. He stated the 24-hour ATM machines were placed where they are most visible for both public safety and for the users, adding placement of the drive up lanes on the north side of the building in an effort for minimal visual impact from the public street but highly visible from within the site. Mr. McKenzie noted the secondary access/egress on Jolly Oak to the northwest assists in providing an egress to make a connection into Staybridge Suites to help alleviate traffic in and off public streets. He indicated the ATM canopy on the south has a screened wall with additional landscape to continue screening for headlights. Mr. McKenzie stated the applicant will be seeking a variance from the Zoning Board of Appeals (ZBA) for the necessary number of parking spaces based on need.
- Planning Commission discussion:
Commissioner Deits requested clarification on what was before the Planning Commission.

Principal Planner Oranchak responded the proposed special use permit project is the branch bank with four attended drive-through lanes and two drive-through ATM lanes.

Commissioner Norkin asked if the applicant would consider significant additional landscaping throughout its development. With the ongoing energy crisis, he asked the applicant to consider alternatives to idling cars and wasting energy.

Mr. McKenzie responded landscaping would be consistent with that displayed at other MSU credit union locations.

Mr. Ianni noted that while it is a goal of the Planning Commission to make Meridian Township more walkable, there is a demand for drive-through windows, and business will satisfy that demand. He indicated that even with the additional requested parking, it will meet the 70% impervious surface requirement.

Commissioner Scott-Craig inquired about the proposed removal of the access drive from Meridian Crossing to the Staybridge Suites. Based on that assumption, he asked if all of the incoming traffic to the proposed site would be off of Meridian Crossing.

Mr. McKenzie stated that in conversation with the traffic engineers, that assumption may not necessarily be true, as Jolly-Oak can be utilized to use the north entrance. He noted some of the layout is dictated by the fact that drivers sit on the left side of their vehicles and must traverse through a drive-through lane in counterclockwise pattern.

Commissioner Scott-Craig believed the four attended teller lanes would travel west and that would be the best placement for the connection to Jolly Oak Road.

Mr. McKenzie responded that would be optimal for direct access out of the drive-up windows, but the Ingham County Road Department (ICRD) would not allow that scenario, due to ongoing development to the west. He added the northerly parking which is screened will be staff parking which is directionally signed.

Patrick McPharlin, President and CEO, Michigan State Federal Credit Union (MSUFUCU), 3777 West Road, East Lansing, clarified that MSU Federal Credit Union does not yet have an agreement with the other owners to eliminate the subject drive. He stated MSUFUCU has been trying to reach an agreement for over six (6) months.

Commissioner Salehi asked the applicant if, assuming the driveway to Staybridge Suites remains, there has been an analysis conducted to address backup traffic blocking the drive to Staybridge Suites.

Mr. Mackenzie responded Township ordinances require three (3) parking spaces per lane and the applicant has proposed an additional bypass lane to the west.

Commissioner Salehi asked how the private road (Meridian Crossing) affects the proposed development.

Mr. McKenzie stated Meridian Crossing is part of the site condominium and, as one of the property owners, required to assist with the maintenance of that road as delineated in the condominium documents.

Commissioner Salehi asked if there was an option to eliminate the on-site fountain and route Staybridge drive through that area.

Mr. McKenzie responded he believed the fountain was designated as an amenity in the original condominium agreement.

Commissioner Salehi stated that banks with drive-through lanes generate significant trips and placement at the Jolly/Okemos Road intersection will make traffic worse.

Principal Planner Oranchak noted that issue was covered in the traffic study, and stated that the amount of trips would not be extraordinary. The traffic study also stated there was no way to mitigate for the additional traffic.

Commissioner Deits asked if the sidewalk "to nowhere" which comes off the fountain just terminates.

Mr. McKenzie explained there is a sidewalk which currently exists which goes north to the hotel.

Commissioner Deits expressed specific concern for pedestrians attempting to walk from/to the credit union from/to Starbucks as that area is a bottleneck.

Mr. McKenzie ensured Planning Commissioners that the radius will be properly engineered.

Commissioner Norkin believed the extended hours of the drive-through lanes will force the issue of long lines.

Commissioner Ianni added there is a walk-up ATM at the front of the building which could alleviate some backup.

Commissioner Cordill asked if there is a demand for four (4) drive-up lanes.

Mr. McKenzie responded in the affirmative, as the fourth lane assists with traffic flow and helps alleviate vehicle back-up.

Mr. McPharlin noted the fourth lane also shortens the wait time. He indicated the credit union also increases staff during busy times to reduce wait time.

Commissioner Honicky added that mothers with infants/small children are major users of drive-through lanes.

Mr. McPharlin noted disabled and elderly individuals also appreciate the drive-through lanes.

Chair Jackson closed the public hearing at 10:11P.M.

Chair Jackson recessed the meeting at 10:11 P.M.

Chair Jackson reconvened the meeting at 10:19 P.M.

7. Unfinished Business

- A. Special Use Permit #13151 (Boggio), request to construct a Flagstar Bank with three drive-through lanes on the southeast corner of Grand River Avenue and Washington Heights Avenue

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 #13151 subject to the following conditions:

1. Approval of the Flagstar Bank branch with three drive-through lanes is based on application materials submitted by Michael A. Boggio, AIA; and a site plan, floor plan, exterior elevations, landscape plantings and plant material list received by the Township on October 24, 2013 and preliminary grading and utility plans received by the Township on December 4, 2013, subject to revisions as required.
2. The applicant shall obtain all applicable permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Road Department, Ingham County Drain Commissioner and the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
3. Final utility plans for the site are subject to approval of the Director of Public Works and Engineering and shall be in accordance with the Township Engineering Design and Construction Standards.
4. The applicant shall prepare and submit a traffic impact study for review by the Township traffic consultant. Revisions to the site plan may be necessary to incorporate recommendations prior to site plan review approval.
5. Existing trees located along the site's Washington Heights frontage may be incorporated into the landscape plan during site plan review if feasible and practical. Where new landscaping, including street trees, is proposed, it shall be subject to the approval of the Director of Community Planning and Development, the Ingham County Road Department, and Michigan Department of Transportation, as applicable.
6. Site accessories such as exterior lighting fixtures for streets and buildings, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
7. Buried construction or other materials and debris found anywhere on the 3.74 acre site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed.
8. Any future building additions or expansions to the buildings will require modification to the Special Use Permit #13151.
9. A concrete sidewalk a minimum of five (5) feet in width shall be installed along the site's Washington Heights Avenue frontage. The construction and installation of the sidewalks shall be in accordance with the Township's Engineering Design and Construction Standards.
10. A copy of information that exists on computer for the project and construction plans shall be provided to the Director of Public Works and Engineering in an AutoCAD compatible format.

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Condition included in the resolution will address traffic concerns
- Banks with drive-through lanes addresses the changing demographics of the community

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

NAYS: None

Motion carried unanimously.

8. Other Business (None)

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

Commissioner Hildebrandt spoke to the need to incorporate ideas into Township ordinances which resulted from the design charette. She elucidated her appreciation to Commissioner Norkin for his service on the Planning Commission.

10. New applications

A. Zoning Amendment #14010 (Meridian Township), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened public remarks.

David Strobl, 1320 Cove Court, Okemos, indicated he researched the history of the property proposed for the new central fire station and was told it was originally intended for a Township library with walking trails and park areas. He summarized the review criteria as it related to the request for SUP #13121 and spoke to the negative health impact the proposed fire station will have on Autumn Park Condominium owners.

Chair Jackson closed public remarks.

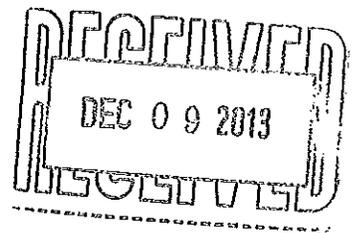
14. Adjournment

Chair Jackson adjourned the regular meeting at 10:40 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

December 9, 2013



Dear Planning Commission Member;

I am unable to attend this meeting because of family obligations. However, I hope you will reject the SUP permit (13121) before you and send the project back to the Board of Trustees with the advice that the plan is inappropriate for the site and should be put at a more suitable location.

I realize there is a lot of pressure on you to go along with the plan to "replace the central fire station" on the site directly across the street from the Autumn Park Condos (SUP 13121). However, while a few board members may be angry if you deny the SUP because the plan is inappropriate for the location, you will be doing the present board members a favor by forcing them to confront the mistakes that were made when the property site was placed on the ballot without carefully defining the project before the election.

It is clear that rejecting this SUP would NOT be a rejection of the voter's desire for a new fire station and it is nonsense to suggest otherwise. It should, however, be a rejection of the very convoluted and flawed process which hijacked the firefighter's legitimate campaign to support their jobs and improve their working conditions into an opportunistic attempt to expand the Meridian Township fire department into a regional training center with no public discussion about the desirability, cost, or overall value of such an expansion.

Again, let me list why the site at Okemos road and Central park drive is not appropriate for a large, physical expansion of the public safety department:

1. The site is surrounded on 3 sides by property which is zoned residential (Post Office to the E, condos to the N, and houses to the W), with an exit path less than 50 feet from the residences to the N. This violates the zoning requirement that there be barriers protecting the surrounding residential neighborhood.
2. No 60 foot wide road (either Okemos Road or Central park drive) is a "natural" or man-made barrier. The Township Board failed to investigate the zoning restrictions when this site was chosen. No matter what type of Orwellian double speak the Planning Department presentation uses, if a commercial developer had made this mistake he would be denied a SUP.
3. The unique, disruptive feature of a fire station is that it is a noise source computable to a boiler factory. In this case, because of its administrative expansion, the site is also a massive concrete parking lot in the same class as the fringe parking in Meridian Mall. Thus, this plan has features which place it in the class of heavy commercial activity.
4. Meridian Mall has extensive, green space set backs. The Post office has extensive, green space set backs. The Township center has extensive, green space set backs and berms. Any other community function designed for this site (library, community center, Farmers Market) would also have such setbacks (which are mandated by the zoning ordinance). The fire station design does not have these green space set backs because the planning department seems to have decided that they would interfere with "response times," even though a set back of 200 ft would only add add roughly 5-6 sec to the time to exit the site. Because of this, the fire station is uniquely disruptive both visually and audibly.
5. The argument that the N and S fire stations are "good neighbors" and thus this new building will be also is nonsense. Both the N and S stations have their exits opening into property which is either commercial (the N station) or has a built-in barrier (a parking garage which shields the South fire Station exit from the apartments to its East). This plan has no such protections.

6. Finally, using the site at Central Park Drive and Okemos Road for an expanded administrative complex will predetermine the direction of the Township development for many years to come. We have already shown how the new fire station can be placed at the Township Center where it would be minimally disruptive (www.meridianmivote.info). What is just as important is the potential for expansion of the neighborhood surrounding the proposed fire station site into the type of walkable, high density community which is envisioned for the future of not only the Grand River corridor (MIGRAND-CHARRETT meeting, see video: http://meridian.granicus.com/MediaPlayer.php?view_id=23&clip_id=6459) but also the future of our entire urban nation. (This present fire station site and plan will block this type of constructive expansion.)

This last point is particularly ironic. The north plot to the east of the Post Office, which is the site of the proposed "replacement" fire station, was initially owned by the same developer who designed and sold the Autumn Park condos located on the north side of Central Park Drive. These were advertised as a modern, high density community which had a post office and movie theater nearby as the start of walkable community nucleus. (<http://www.stockwellproperties.com/autumn.htm>) Those of us who bought into the project at the beginning were told that similar condos would be built across the street, reinforcing the high density community concept. The irony is that this is exactly the type of future development proposed in the recent MIGRAND-CHARRETT. The proposed fire station location and plan is just the opposite of a compact community development.

Sincerely,
Susan Simkin
2032 Central Park Drive,
Okemos, MI 48864
(simkin@pa.msu.edu)



Remarks about Fire-station Training offices and facilities.
Susan Simkin, 2032 Central Park Drive
December 16, 2013

50% of the "people space" in the new fire-station is devoted to training rooms, administrated offices, and with the goal of continuous training for the Firefighters and EMT personal.

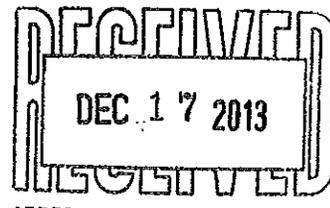
Firefighters and EMT personal must be flexible and think on their feet responding to unique situations with the most recent knowledge as well as past experience.

A "Training Center" for Firefighters and EMT personal will require a training staff which devotes significant time to identifying and evaluating this recent knowledge.

This is expensive and much too large a burden to be carried by a small, regional Fire Department such as Meridian Township.

Most states I have found do this type of training while associated with a state technical university (in our case this would be Michigan Tech, which is much too far away).

Clearly, training for Firefighters and EMT personal should be a regional venture with shared costs and shared facilities.



Remarks about the impact of the N and S Fire-stations on surrounding neighbors.

Susan Simkin, 2032 Central Park Drive.

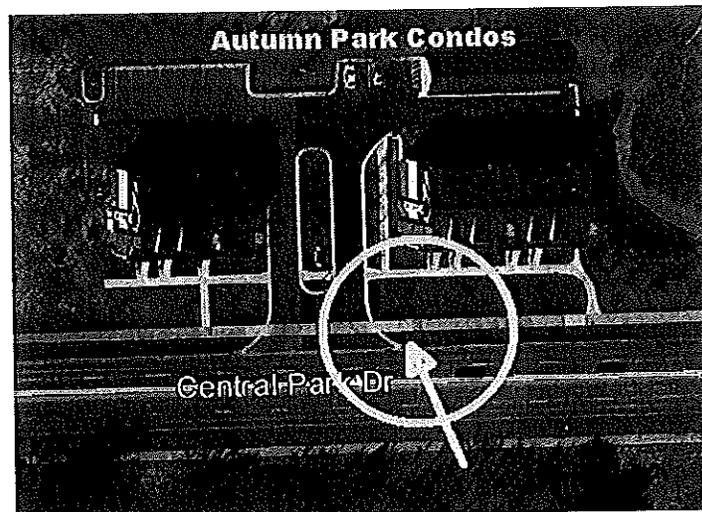
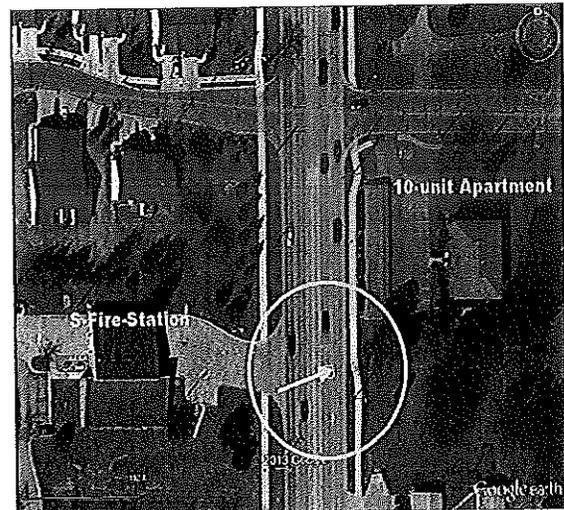
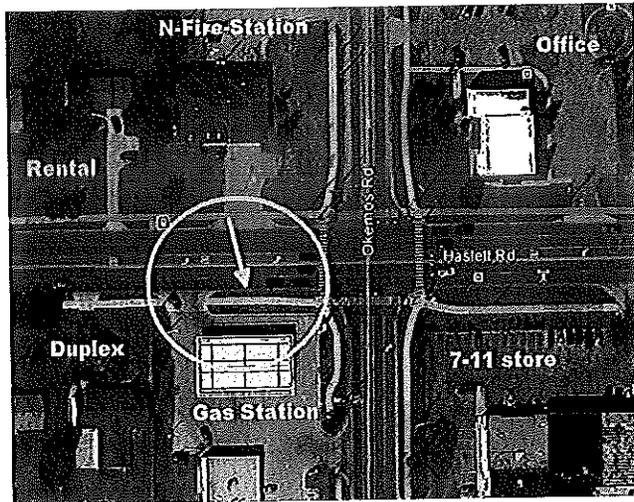
What about the claim that the N and S Fire-stations have no neighborhood complaints?

- The claim is undocumented. (there are no surveys or even letters available).
- The the N and S Fire-stations have much more shielding, are located in rental or commercial regions, and have much greater set backs than those proposed for the new fire-station.

Below are 3 Google Earth shots of the N and S Fire-Stations and the Autumn Park Condos on the same scale. The yellow circles are all the same physical size, centered on the location of an emerging Fire Truck.

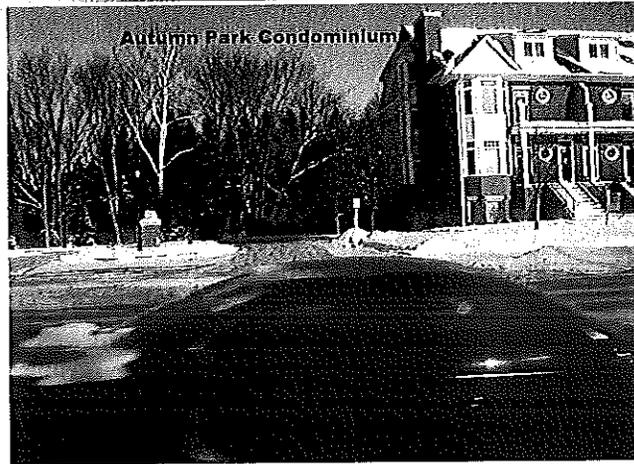
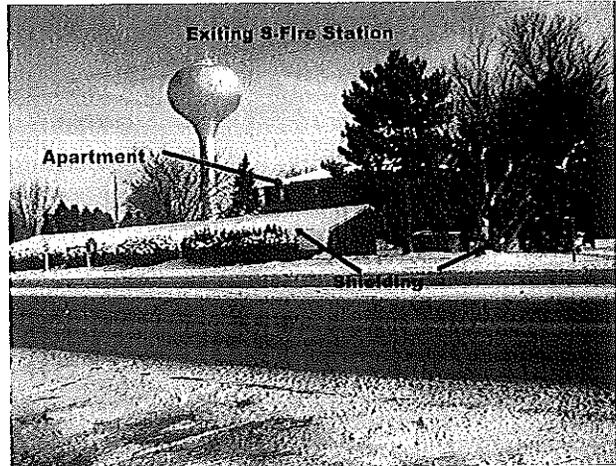
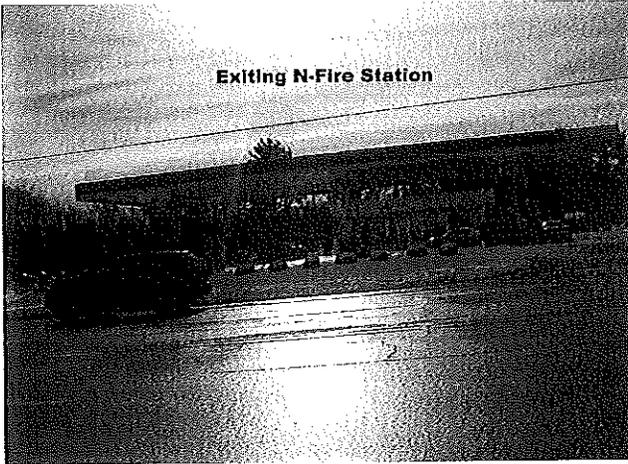
The N station is surrounded by commercial or rental property and the Fire Trucks exit the N station directly towards the Gas Pumps in the Service Station to the South.

The building closest to the exit of the S station is a 10-unit, low rent, apartment building, which is shielded by a parking garage and evergreens (as required by zoning law) and located at least twice as far as the Autumn Park Condos from the emerging Fire Truck. The Condos to the N are also set back by more than 100 ft and shielded by evergreens.

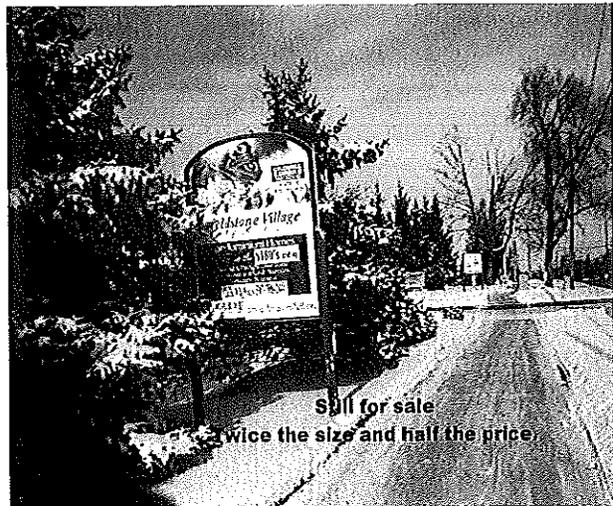


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DEC 17 2013

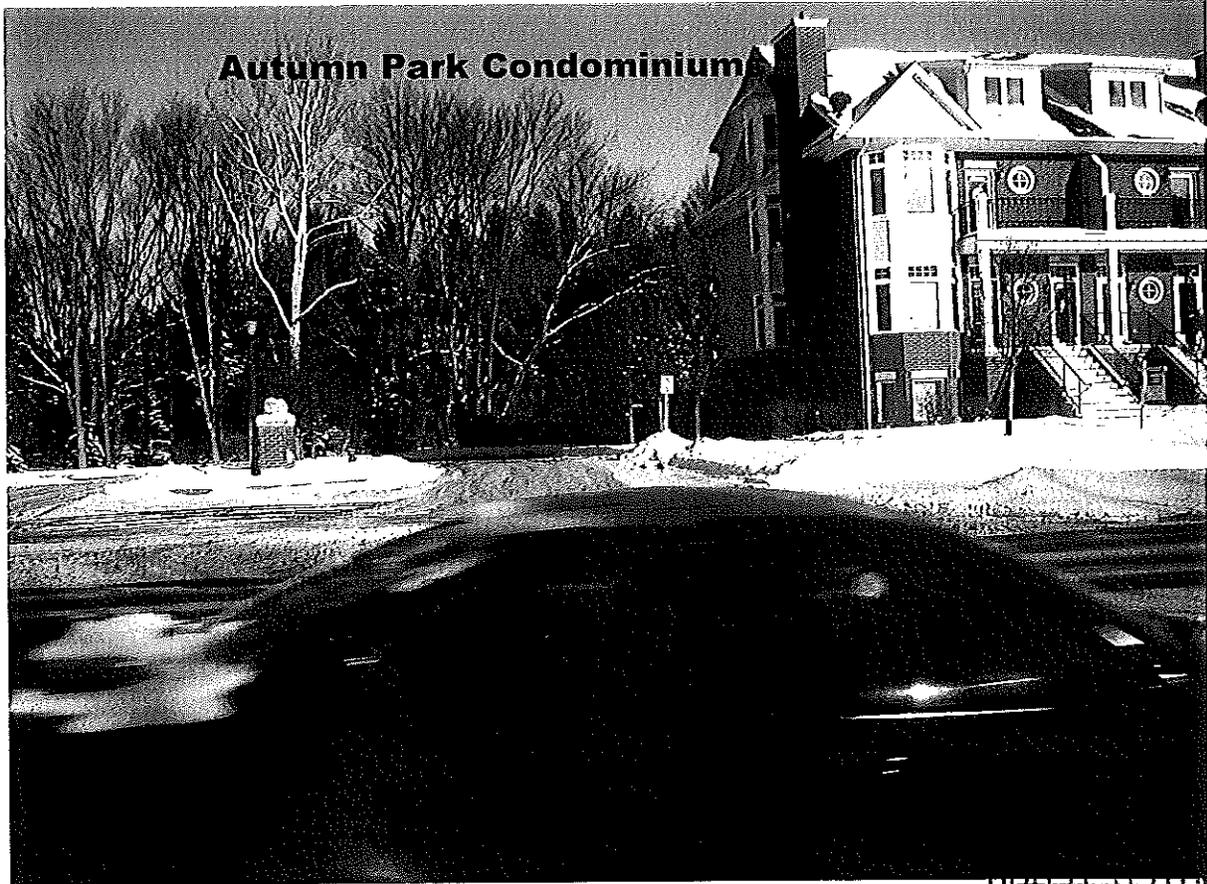
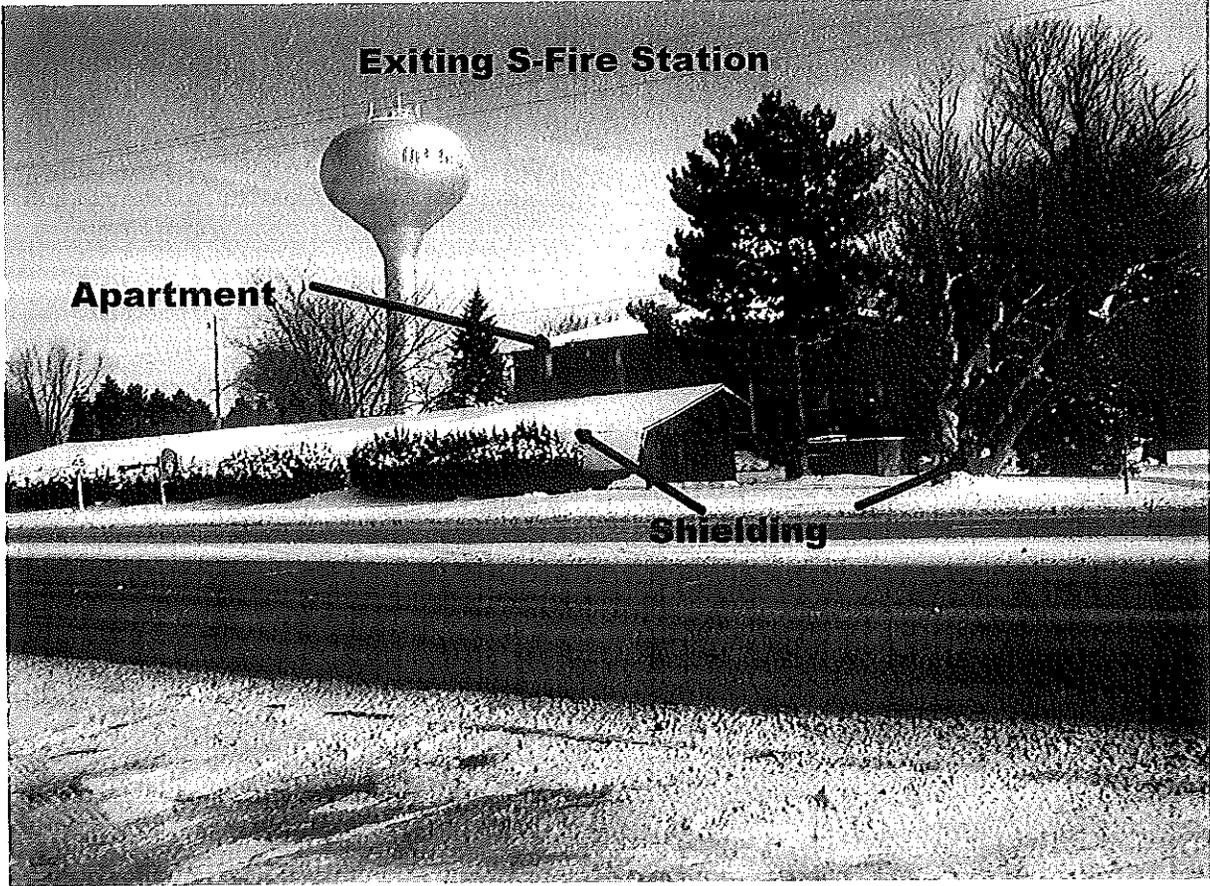
Below are 3 photographs of the same sites showing what an emerging Fire Truck would face.



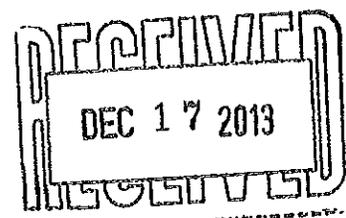
No affect on assessments??



RECEIVED
DEC 17 2013
RESERVED



DEC 17 2013



Dear Planning Commissioners,

I am writing you, pleading. I was appalled to read that Aldi (from Germany, no less) wants to open up in Meridian Township. We do not need one more food purveyor in this area. Okemos already has Kroger, 2 Meijers and a Walmart. Surely our folks can find the lower cost options somewhere in these. Whole Foods will be opening and provide further food for those who wish to utilize them. "Mixed use" just translates to yet another box of identical boxes, commonly called apartment buildings. Who do they think will be occupying all these boxes, especially with what is going on in East Lansing on Trowbridge. There is simply NO NEED for either Eyde Co. or Aldi to be okayed in this endeavor. It is not to the residents' advantage, it is to the advantage of the developers.

In the long view, wasn't it just this overdevelopment utilizing mortgaged monies that helped to fuel our last re (de)pression? Did we not learn from all the closed businesses and vacation homes and apartment buildings?

We do not need to run pell mell into debts, overcrowding or over competition again. It will only lead to the usual effects of greed.

Please do not okay this application. It serves no one but the greedy developers. I also question the need for yet another senior housing development at the expense of our children's soccer fields. Please think about it. Thank you.

Carla Westwood

6232 Birch Row Dr.

East Lansing, MI 48823

(517) 351-4949

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: January 9, 2014

RE: Special Use Permit #13161 (Michigan State University Federal Credit Union),
construct a credit unit branch with four drive-through teller lanes and two drive-
through ATM lanes

On December 16, 2013, the Planning Commission held the public hearing regarding Michigan State University Federal Credit Union's request for a special use permit to construct an approximate 7,520 square foot credit union branch with four drive-through teller windows and two drive-through ATM units. Since the public hearing the applicant submitted a revised site plan showing the ATM canopy has been moved approximately five feet to the north to eliminate the need for a setback variance.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution to approve has been provided.

Attachments

1. Resolution to approve
2. Revised site plan dated December 27, 2013

RESOLUTION TO APPROVE

**Special Use Permit #13161
(MSUFCU)**

NE corner of Jolly Road and Jolly Oak Road

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 13th day of January 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Michigan State Federal Credit Union requested a special use permit (Special Use Permit #13161) to construct a credit union branch on an approximate 3.15 acre site zoned C-2 (Commercial) and located on the northeast corner of Jolly Road and Jolly Oak Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #13161 at its December 16, 2013 meeting; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 12, 2013 and January 9, 2014; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for financial institutions with drive-through lanes subject to special use permit approval; and

WHEREAS, the subject site is within the Meridian Crossing condominium project which includes a variety of commercial and retail uses in an area bounded by Jolly Road, Jolly Oak Road and Okemos Road; and

WHEREAS, the proposed credit unit branch will be harmonious and appropriate with existing and intended character of area which includes Value Tire to the west and strip commercial development located in Alaiedon Township to the south; and

WHEREAS, the proposed credit union will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways and public transit; and

WHEREAS, existing public water and sewer lines are available to provide service to the proposed bank; and

WHEREAS, the project is consistent with the 2005 Master Plan Goal 3, Objective C to encourage attractive architecture and landscaping for new commercial construction which harmonizes with the surrounding environment; and

**Resolution to Approve
SUP #13161 (MSUFCU)
Page 2**

WHEREAS, the proposed project is consistent with the Township Board policy #1.3.3 to facilitate a thriving economic community by encouraging well maintained, attractive structures and properties.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13161 subject to the following conditions:

1. Approval of the Michigan State University Federal Credit Union branch with four drive-through teller lanes and two drive-through ATM lanes is based on the submitted application materials including a revised site plan dated December 27, 2013, a conceptual landscape plan, and exterior elevations dated November 22, 2013, prepared by Daniels and Zermack, LLC, subject to revisions as required.
2. The applicant shall obtain all applicable permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner and the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
3. The applicant shall seek and receive variances from the Meridian Township Zoning Board of Appeals to exceed the maximum number of motor vehicle parking spaces and exceed the maximum number of drive-through lanes for a C-2 zoned financial institution or redesign the site plan as necessary.
4. Final utility plans for the site are subject to approval of the Director of Public Works and Engineering and shall be in accordance with the Township Engineering Design and Construction Standards.
5. Site accessories such as exterior lighting fixtures for streets and buildings, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
6. Buried construction or other materials and debris found anywhere on the 3.15 acre site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed.
7. A seven (7) foot wide concrete pedestrian-bicycle pathway shall be constructed along the site's Jolly Oak Road frontage. The construction and installation of the pathway shall be in accordance with the Township's Engineering Design and Construction Standards.
8. A concrete sidewalk a minimum of five (5) feet in width shall be constructed along the site's Meridian Crossing Drive frontage. The construction and installation of the sidewalk shall be in accordance with the Township's Engineering Design and Construction Standards.

**Resolution to Approve
SUP #13161 (MSUFCU)
Page 3**

- 9. Any future additions or expansions to the building will require modification to Special Use Permit #13161.
- 10. A copy of information that exists on computer for the project and construction plans shall be provided to the Director of Public Works and Engineering in an Auto Cad compatible format.

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 13th day of January, 2014.

Patricia Jackson, Chair
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner



Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: January 10, 2014

RE: MUPUD #13054 (Aldi Inc./Eyde Company), request to develop a mixed use planned unit development at 5155 Marsh Road.

The Planning Commission held a public hearing on December 16, 2013 to consider the request from Aldi Inc. and the Eyde Company for a mixed use planned unit development (MUPUD) to construct one 1-story commercial building and two 3-story apartment buildings with a total of 24 apartment units, on an approximate 5.40 acre parcel, zoned C-2 (Commercial) and located at 5155 Marsh Road. The combined total of the three (3) buildings is approximately 55,032 gross square feet.

At the public hearing several items were discussed that required further discussion with the applicant and Township staff. Staff met with the applicant on December 20, 2013 to review the plans and discuss the issues.

In a letter to Mark Kieselbach, Director of Community Planning and Development, dated January 8, 2014, the applicant's engineer, Christopher Grzenkowicz, from Desine, Inc., outlines the changes to the plans. The revisions to the plans were based on comments made at the public hearing and through staff communications. A brief summary of the revised plans is noted below. Additional information on the revisions is provided in Mr. Grzenkowicz's letter.

- The commercial parking area has been modified to provide a 20-foot wide landscape area along the southeast portion of the site. Additional landscaping has been provided in this area for screening. This modification eliminated three (3) parking spaces in the commercial parking area, thus providing 75 commercial parking spaces. The number of parking spaces for the two (2) apartment buildings remains at 48, for a combined total of 123 parking spaces which meets the minimum number of required parking spaces.
- The 20-foot wide emergency access drive, located west of the truck well, and connecting to the parking lot of the Nokomis Learning Center, has been modified. The sidewalk running down the center of the drive has been widened from five (5) feet to seven (7). The 7-foot sidewalk extends from the south property line to sidewalks associated with the apartment buildings.

- Crosswalk striping has been added within the parking areas in four (4) locations.
- An additional seating area has been provided at the west end of the central sidewalk (5-foot wide east-west sidewalk adjacent to the apartment buildings).
- A recyclable material collection location has been added inside the commercial building.
- Additional landscaping has been added along the west lot line, south lot line, and next to the truck well to provide additional screening.
- Additional street trees have been added along Marsh Road.
- The Amenities Plan has been updated (Sheet AM) listing the proposed traffic signal, the proposed white roof of the commercial building, lowering of the existing gas main, and additional green space (green space exceeds 30% minimum) as additional amenities.
- A second free-standing sign has been added to provide signage for the apartment buildings. The sign is placed north of the entrance drive and is approximately nine (9) feet in height.
- The front (east) façade of the commercial building has been revised to provide 50% window coverage of the street facing façade.
- Detail drawings have been provided for bicycle racks and the covered bicycle parking structures/pavilions
- LED light fixtures are proposed for all parking lot light poles and outdoor light fixtures on the commercial building. The plans do not indicate LED light fixtures (outdoor light fixtures) for the apartment buildings.

Per the applicant the height of the light poles has not been reduced. The proposed light poles (pole and base) in the commercial part of the development are 28 feet tall. The proposed light poles in the residential part of the development are 20 feet tall (pole and base). In similar MUPUD projects, conditions placed on each project's approval has limited the height of parking lot light poles to 15 feet (light pole and pole base).

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A resolution to approve is attached.

Attachments

1. Resolution to approve
2. Letter from Christopher Grzenkowicz, dated January 8, 2014
3. Revised plans and building elevations dated received by the Township January 8, 2014

RESOLUTION TO APPROVE

**MUPUD #13054
(Aldi Inc./Eyde Company)
5155 Marsh Road**

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 13th day of January 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Aldi Inc. and the Eyde Company have requested a mixed use planned unit development consisting of one 1-story commercial building and two 3-story apartment buildings with a total of 24 apartment units, on an approximately 5.40 acre site located at 5155 Marsh Road; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 16, 2013 and has reviewed and discussed staff material forwarded under staff memorandums dated December 13, 2013 and January 10, 2014; and

WHEREAS, the subject site, was rezoned in 2008 from RAAA (Single Family-Low Density) to C-2 (Commercial), conditioned on the property being developed under the Township's mixed use planned unit development ordinance and limiting the types of uses by prohibiting gas stations; drive-through uses; veterinary clinics; and, bars, taverns, lounges or brewpubs; and

WHEREAS, the proposed mixed use planned unit development is consistent with the conditions placed on the rezoning of the subject site;

WHEREAS, the proposed mixed use planned development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development promotes a walkable neighborhood by locating residences near services and destinations; and

WHEREAS, the proposed development is in furtherance of Township Board policy #1.3.3 for a thriving economic community by encouraging mixed use planned unit development zoning for redevelopment; and

WHEREAS, the proposed development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities. The project will establish residential housing units that exist in close proximity to commercial establishments and Township parks; and

WHEREAS, the proposed mixed use planned unit development will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

**Resolution to Approve
MUPUD #13054 (Aldi Inc./Eyde Cpmpany)
Page 2**

WHEREAS, the proposed mixed use planned unit development can be adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #13054, subject to the following conditions:

1. The recommendation for approval is based on the revised site plan, amenities plan, and signage/detail plan, prepared by Desine, Inc., dated January 6, 2014 and dated received by the Township January 8, 2014; the revised landscape plan prepared by The Peabody Group, dated December 10, 2013 and dated received by the Township January 8, 2014; and revised building elevations prepared by APD Engineering, PPLC, dated November 18, 2013 and dated received by the Township January 8, 2014, subject to revisions as required.
2. MUPUD #13054 (Aldi Inc./Eyde Company) to construct one 1-story commercial building and two 3-story apartment buildings with a total of 24 apartment units, shall be contingent on the approval of Special Use Permit (SUP) #13171 (Aldi Inc./Eyde Company).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet AM): covered bicycle parking, balconies, outdoor gathering/seating areas, LED site lighting, connection to Township pathways, canopies, underground utilities, traffic signal, off-site water main extension, lowering of existing natural gas main, white roof on commercial building, additional green space, and recyclable material collection center.
4. The character and quality of the building materials and general architectural design of the buildings should be consistent on all four sides of each building.
5. Brick, stone or masonry products should cover no less than 60 percent of building facades that are either visible from a public street or provide the main entrance to the building. Other materials, such as vinyl, aluminum or other metal sidings should be avoided.
6. Site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for parking areas and buildings, covered bicycle structures, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.
7. Shopping carts should be stored inside the building or in an enclosed area.
8. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.

**Resolution to Approve
MUPUD #13054 (Aldi Inc./Eyde Cpmpany)
Page 3**

9. Site and building lighting should comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting should be used where feasible. Light poles should be no taller than 15 feet in height, including the pole and pole base.
10. All mechanical, heating, ventilation, air conditioning, and similar systems should 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.
11. The applicant should obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, the Ingham County Drain Commissioner's office, and the Township. Copies of all permits and approval letters should be submitted to the Department of Community Planning and Development.
12. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and should be completed in accordance with the Township Engineering Design and Construction Standards.
13. The applicant should apply to the Township for a land division; once approved, documents should be recorded with the Ingham County Register of Deeds and proof of recording submitted to the Township prior to the issuance of an occupancy permit.
14. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format should be provided to the Township Engineering staff.
15. Any future building additions or expansions should require modification to the Mixed Use Planned Unit Development #13054 and Special Use Permit #13171.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 13th day of January 2014.

Patricia Jackson, Chair
Planning Commission



January 8, 2014

Mr. Mark Kieselbach
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: **Marsh Road Mixed Use Planned Unit Development**
MUPUD Plan Submittal

Dear Mr. Kieselbach,

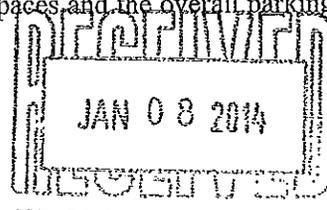
Please find enclosed the following documentation for the above referenced project:

- Fifteen (15) full size copies and One (1) reduced size copy of the revised plan sheets for the proposed MUPUD Plan, including:
 - SP – Dimensional Site Plan
 - AM – Amenities Plan
 - LI.1 – Landscape Plan
 - DT2 – Signage & Pavement Marking Notes & Details
 - A-201 – Commercial Exterior Elevations
 - A-201C – Commercial Exterior Color Renderings

The plan sheets have been revised to address comments and concerns that we have received as a part of the Public Hearing process for the SUP and MUPUD through staff review letters and Planning Commission comments. Please note that following the December 16th, 2013 Planning Commission meeting, we met with the Meridian Township Parks Commission to address their comments and concerns. Revisions to the enclosed plan sheets include:

Sheet SP:

- The commercial parking area has been modified to provide a 20 foot wide green belt between the back of curb and the south property line per the request of the Planning Commission. This modification has reduced the commercial parking to 75 spaces and the overall parking to 123 spaces,



which is the minimum number of spaces required. The parking calculations have been revised accordingly.

- Crosswalk striping has been added to the four (4) locations on the site where pedestrian traffic crosses the drive aisles per the request of the Planning Commission.
- The pedestrian pathway connecting the Marsh Road MUPUD with the Nokomis Center has been relocated west of the commercial parking area per the request of the Parks Commission.
- "No Parking" pavement markings have been added to the Nokomis Center parking area at either side of the pedestrian pathway connection point per the request of the Parks Commission.
- A seating area has been added to the west end of the pedestrian pathway that runs through the center of the site per the request of the Parks Commission. This will provide a terminating point for the pathway, which could be expanded in the future to also become the starting point of a path through the wooded area of the park.
- A proposed monument sign location for the residential portion of the project has been added near the landscape island of the front parking area.

Sheet AM:

- The additional seating area at the west end of the center pathway has been added to the Amenities Plan.
- The proposed traffic signal has been added to the Amenities Plan as this will provide a significant public benefit.
- The lowering of the gas main to provide improved sight distance for motorists has been added to the Amenities Plan as this will provide a significant public benefit.
- The proposed white roof of the commercial structure has been added to the amenities plan as it will promote energy conservation.
- The additional green space exceeding the underlying permeable surface regulation has been added to the Amenities Plan.
- The recyclable material collection location within the commercial structure has been added to the Amenities Plan as this will promote conservation and provide a benefit to the environment.
- A detail of the proposed bike racks has been added to the Amenities Plan.
- A detail of the proposed pavilion structures for the covered bicycle parking has been added to the Amenities Plan.

Sheet L1.1:

- Three (3) street trees have been added between Marsh Road and the residential parking area.
- The landscaping along the west property line behind the commercial building has been revised to provide increased screening per the request of the Parks Commission. This screen consists mainly of evergreen trees with some upright evergreen shrubs and a few deciduous trees per the specific request of the Parks Commission.
- The landscaping along the south property line along the commercial building has been revised to provide increased screening per the request of the Parks Commission. This screen consists mainly of evergreen trees and upright evergreen shrubs with a few deciduous trees per the specific request of the Parks Commission.

Mr. Mark Kieselbach
January 8th, 2014

- The landscaping along the south property line along the south edge of the commercial parking has been revised to utilize the increased greenbelt area and provide additional screening per the request of the Planning Commission.

Sheet DT2:

- The "No Parking" pavement markings within the Nokomis Center parking area have been added to the Sign Plan.
- The proposed location of the residential monument sign has been added to the Sign Plan.
- A detail of the proposed residential monument sign has been added to the Sign Plan.

Sheet A-201:

- The Front Elevation of the commercial building has been revised to provide glass window material with an area equal to 50% of the street level façade per our discussions at our December 20th, 2013 meeting. Revisions to the front elevation include:
 - The addition of clerestory windows to the left of the canopy.
 - Larger windows below the canopy.
 - The addition of glass within the tower area above the canopy.

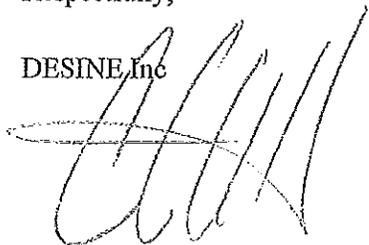
A-201C:

- The color rendering for the commercial building has been revised to reflect the façade changes outlined above.

We are providing these documents per the Township's request for review and consideration at the upcoming January 13, 2014 Meridian Township Planning Commission meeting. If you have any questions or should you require additional information, documentation or plan sets, please contact us at your convenience.

Respectfully,

DESINE, Inc



Christopher A. Grzenkowicz, P.E.

Encl.

cc: Mr. David Kapusansky / ALDI Inc
Mr. Mark Clouse / Eyde Construction Company LLC
Mr. Allen J. Patrick, P.E. / KEBS INC

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner



Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: January 10, 2014

RE: Special Use Permit #13171 (Aldi Inc./Eyde Company), request to construct three (3) buildings totaling more than 25,000 square feet in gross floor area.

The Planning Commission held the public hearing for Special Use Permit (SUP) #13171 during the December 16, 2013 meeting. In conjunction with Mixed Use Planned Unit Development (MUPUD) #13054, the special use permit is being requested to construct a group of buildings (3 buildings) that exceeds 25,000 square feet in gross floor area. The buildings include one 1-story commercial building (Aldi Food Market) at 17,081 gross square feet and two (2) apartment buildings. Each apartment building is three stories and has 12 apartment units, for a total of 24 apartment units. The eastern apartment building (Building A) is approximately 16,272 gross square feet. The western apartment building (Building B) is approximately 21,742 gross square feet. The combined total of the three (3) buildings is approximately 55,032 gross square feet.

The approximate 5.40 acre site is located at 5155 Marsh Road and is zoned *C-2 (Commercial).

Although minor changes have been made to the site plan since the public hearing, the building sizes have not changed. Revised plans are attached to the staff memorandum for MUPUD #13054, dated January 10, 2014.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

Attachment

1. Resolution to approve
2. Special use permit review criteria

*C-2(Commercial) zoning conditioned on development as a mixed use planned unit development.

RESOLUTION TO APPROVE

**SUP #13171
(Aldi Inc./Eyde Company)
5155 Marsh Road**

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 13th day of January 2014 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Aldi Inc. and the Eyde Company have requested a special use permit to construct three buildings totaling approximately 55,032 square feet in gross floor area on an approximate 5.40 acre site, addressed as 5155 Marsh Road and zoned C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 16, 2013; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated December 13, 2013 and January 10, 2014; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the approximately 55,032 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 55,032 square feet of building area to be used for one commercial building and two apartment buildings with a total of 24 apartment units; and

WHEREAS, the approximate 5.40 acres meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Signature of Applicant

Date

Type/Print Name

Fee: _____

Received by/Date: _____

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: January 9, 2014

RE: Special Use Permit #13121 (Meridian Township), a request to construct a new fire station, a nonresidential structure and use in a residential district

The Planning Commission's September 9, 2013 approval of Special Use Permit #13121 was appealed to the Township Board. After holding the appeal hearing on October 15, 2013, the Board voted to "refer the matter back to the Planning Commission for further hearings or other action prior to final determination of the appeal by the Township Board."

The Planning Commission held a public hearing on November 25, 2013 considering new information shown on the revised site plan dated October 4, 2013 including the addition of the delineated wetland boundary, the combination of two access drives closest to the east property line, and repositioning the building to comply with the required minimum front yard setback for a non-residential structure in a residential zoning district.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions or denial of the special use permit. A resolution to recommend approval has been provided.

Attachments

1. Resolution to recommend approval
2. November 25, 2013 meeting minutes

RESOLUTION TO APPROVE

**Special Use Permit #13121
(Meridian Township)
Central Fire Station**

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 13th day of January 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Township has requested a special use permit (Special Use Permit #13121) to construct a fire station, a nonresidential use permitted by special use permit in a residential district; and

WHEREAS, the project area is approximately four acres of a 28.5 acre Township-owned site located on Central Park Drive and zoned RDD Multiple Family (5 units per acre); and

WHEREAS, the Planning Commission held a public hearing on August 26, 2013 and voted to approve the special use permit at its meeting on September 9, 2013; and

WHEREAS, the Planning Commission's approval of Special Use Permit #13121 was appealed to the Township Board; and

WHEREAS, The Township Board held a hearing on the appeal on October 15, 2013 and voted to refer the matter back to the Planning Commission for further hearings or other action prior to final determination of the appeal by the Township Board; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13121 at its meeting on November 25, 2013, and has reviewed the materials forwarded under cover memorandum dated November 21, 2013; and

WHEREAS, the location of the fire station is consistent with the intent of the zoning ordinance by being located in a zone where public buildings are permitted by special use permit and by seeking the appropriate approvals; and

WHEREAS, the location is consistent with the Township's Master Plan by being within two miles of high and medium hazard occupancies such as the central business district, the Municipal Complex, and high-density residential development along Grand River Avenue; and

WHEREAS, the fire station will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that it will be compatible with other uses located on the Central Park Drive including the Okemos Post Office, Meridian Mall, Township Municipal Complex and multiple-family housing; and

**Resolution to Approve
SUP #13121 (Meridian Township)
Page 2**

WHEREAS, the Township's existing fire stations, located in proximity to a variety of commercial and residential uses, have not adversely affected and are not hazardous to existing neighboring uses nor is the use detrimental to the economic welfare of surrounding properties or the community and

WHEREAS, adequate public facilities such as a four lane arterial and collector roads already exist to serve the site; and

WHEREAS, the project will be connected to the public water and sewer systems; and

WHEREAS, the site's proposed use as a fire station, administrative offices and conference/training center will not create excessive traffic or noise, as the hours of operation are generally 8:00 a.m. to 5:00 p.m. with approximately four emergency runs being made from the site each day with less than one call between the hours of 11:00 p.m. and 6:00 a.m., and the use of sirens is at the discretion of the emergency vehicle driver; and

WHEREAS the site's proposed use will not emit smoke, fumes, glare or odors that could be detrimental to persons, property or the general welfare; and

WHEREAS, the project will have no effect on the Township's natural resources since neither floodplain, wetlands, lakes, rivers, nor streams are within the project area; and

WHEREAS, consistent with location and development standards for nonresidential uses in residential districts per Section 86-654 of the Code of Ordinances, the site faces and has access from a major street, the project will not require expensive extension of public utilities, the project area exceeds the minimum two acre site size, the structure will be set back at least 50 feet from all property lines, the structure will not cover more than 25 percent of the site, and the site abuts public land to the east and west and commercially zoned land to the south and east; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13121 subject to the following conditions:

1. Approval of the special use permit is granted in accordance with the site plans prepared by DLZ, dated October 4, 2013, subject to revisions as required.
2. The character and quality of the building materials and general architectural design of the building shall be consistent on all four sides. Building materials shall be substantially consistent with the elevation plans prepared by DLZ and dated August 2, 2013, subject to approval by the Director of Community Planning and Development.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve
SUP #13121 (Meridian Township)
Page 3**

4. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements of the Code of Ordinances.
5. Bicycle parking shall be provided in accordance with the requirements of Section 86-760 of the Code of Ordinances.
6. The Township shall work with the Ingham County Road Department (ICRD) to explore and implement, if feasible, measures (including traffic controls) that would minimize the use of sirens on the western end of Central Park Drive.
7. Prior to issuance of a permit for construction activity or grading, any wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.
8. The location, species and size of street trees to be installed on street frontages shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
9. Landscaping shall generally comply with all applicable provisions of the Code of Ordinances.
10. Site and building lighting shall comply with Article VII in Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.
11. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
12. The utility, grading and storm drainage plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township's Engineering Design and Construction Standards.
13. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
14. Any future modifications to the building or site shall require an amendment to the special use permit.

ADOPTED: YEAS: _____

NAYS: _____

**Resolution to Approve
SUP #13121 (Meridian Township)
Page 4**

\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 13th day of January 2014.

Patricia Jackson, Chair
Meridian Township Planning Commission

- B. Thomas A. Jones, President, Whitehills Neighborhood Association of East Lansing, PO Box 1213, East Lansing; RE: SUP #13-77021 (DTN Management)
- C. Howard Majors, 6310 Island Lake Drive, East Lansing; RE: SUP #13-77021 (DTN Management)
- D. Clifford Seybert, Superintendent, East Lansing Public Schools, 501 Burcham Drive, East Lansing; RE: SUP #13-77021 (DTN Management)
- E. Victoria Bellon, 2767 Southwood Drive, East Lansing; RE: SUP #13-77021 (DTN Management)
- F. Laura Waltz, 6196 Rutherford Avenue, East Lansing; RE: SUP #13-77021 (DTN Management)
- G. Roy Saper, 812 Applegate Lane, East Lansing; RE: SUP #13-77021 (DTN Management)
- H. Mark & Mary McDaniel, 1057 Cambria, East Lansing; RE: SUP #13-77021 (DTN Management)
- I. Skyline Hills Association, 6181 Skyline Drive, East Lansing; RE: SUP #13-77021 (DTN Management)
- J. L. Charles & Janet Bokemeier, 4601 Sequoia Trail, Okemos; RE: SUP #13141 (Woledge)
- K. Ipetitions.com; RE: SUP #13-77021 (DTN Management)
- L. Patrick and Dana Brazil, 4593 Sequoia Trail, Okemos; RE: SUP #13141 (Woledge)
- M. Donell Snyder, 4611 Sequoia Trail, Okemos; RE: SUP #13-77021 (DTN Management)
- N. L. Charles and Janet Bokemeier, 4601 Sequoia Trail, Okemos; RE: SUP #13141 (Woledge)
- O. Tom Dietz, 4651 Sequoia Trail, Okemos; RE: SUP #13141 (Woledge)

7. Public hearings

- A. *Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office

Chair Jackson opened the public hearing at 8:22 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 November 21, 2013.
- Public
Lawrence Nolan, attorney representing the Autumn Park Condominium Association, 4765 Nakoma Drive, Okemos, spoke in opposition to the fire station at the proposed location, despite being on the November, 2012 ballot and approved by a majority of voters. He felt the ballot language was misleading, as the property was not properly zoned for a fire station at the time of the November, 2012 election. Mr. Nolan believed the "correct" recommendation from the Planning Commission is to build this fire station at a location that is appropriate and proper given everyone's concern. He stated government has to have the trust of its citizens to do the right thing, and the right thing is to void the election.

Marilyn Britten, 1874 Birchwood Drive, Okemos, spoke to the ballot language for the proposed central fire station which stated the location of the site on which the fire station was to be constructed. She expressed concern that the attorney for the appellants cast aspersions on the intelligence of Meridian Township's electorate, and voiced support for SUP #13121.

David Strobl, 1320 Cove Court, Okemos, spoke in opposition to the location of the proposed central fire station. He believed the public was voting on the proposed fire station and did not know where it would be located. Mr. Strobl stated the standard should be higher when the Township is both the owner of the land and the developer of the property in order to avoid any potential conflict of interest. He indicated the condominium owners will be adversely affected by the project, contrary to SUP criteria.

Steven Lamb, 2026 Central Park Drive, Okemos, believed the voters of Meridian Township were misled and government has an obligation to protect the right of all people. He believed the special use permit should have been approved prior to taking the issue to the voters on November, 2012.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke in support of a new fire station, but believed the proposed site is an inappropriate location. She suggested moving the fire station to a location which is designed for it, stating originally it was proposed to be part of the municipal complex. Ms. Simkin offered an alternative proposal, which proposed relocation of the Farmers Market and soccer fields to the subject site.

Matthew Walters, 5685 Potter Street, Haslett, requested the Planning Commission uphold its original decision on SUP #13121, as the ballot language was clear and approved by a majority of the voters.

Robert Szczygiel, President, Autumn Park Condominium Association, 2038 Central Park Drive, Okemos, spoke in opposition to the new central fire station at the proposed location.

Chris Szczygiel, 2038 Central Park Drive, Okemos, spoke to the noise generated by fire truck and ambulance sirens. He addressed the potential for anxiety attacks which may be experienced when an emergency response siren is activated.

Mike Anderson, 2020 Central Park Drive, Okemos, questioned whether the proposed fire station "mega complex" is what the voters approved when it was placed on the ballot in November, 2012. He inquired as to how and why the location changed from the corner of Okemos Road and Central Park Drive to a location 300 feet to the east on a 28 acre parcel. Mr. Anderson spoke to the \$200,000 spent on architecture planning on a site which is not currently zoned for this type of use.

Bryan Brandenberg, 2058 Central Park Drive, Okemos, previously a real estate agent, requested the Planning Commission explore all possibilities before approving this location as it is not appropriate for a fire station.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated the Planning Commission has the authority to deny SUP #13121. He indicated Central Park Drive is not a barrier for the condominium owners. He addressed the amendment to install traffic control signals when the Planning Commission first approved the SUP. He critiqued language in several of the WHEREAS clauses within the resolution.

Vance Kincaid, 4530 Nakoma Drive, Okemos, concurred with earlier public comment about "swapping" the land for the Farmers Market. He stated the four (4) acre parcel of land proposed for the new central fire station is less than the accumulated land of the existing three (3) fire stations. He offered various multi-faceted alternatives to the proposed plan.

- Planning Commission discussion:
Commissioner Ianni noted an assessment study performed by the Township's assessor showed no correlation between lower property values for homes surrounding existing fire stations.

Commissioner Norkin offered history on the south fire station which resulted in the Ingham County Road Department (ICRD) denial of timed signals for that station. He believed that to be a clear indication the ICRD would not approve timed signals for Central Park Drive. Commissioner Norkin addressed the discretion given to the commander of the ambulance or fire engine crew to use best judgment relative to the nature of the call. He spoke to the Township Board action of "stripping" the Planning Commission of its task to review the Capital Improvements Plan.

Commissioner Hildebrandt believed if the fire department is on an emergency run, sirens must be used. She concurred that a road is not a barrier and expressed concern with the three story tower which is proposed.

Commissioner Ianni believed the statistical evidence presented by the Fire Chief regarding use of sirens indicates otherwise, and the fire station will not be hazardous to the surrounding users, and is consistent with the surrounding area.

Commissioner Deits clarified that while the ICRD denied the timed signals on Okemos Road, it did so looking at the ability of the fire equipment to exit onto Okemos Road. He asked for his previously approved amendment to be reinstated.

Commissioner Cordill addressed the importance of fire personnel having the ability to stop traffic on Central Park Drive in an effort to avoid the use of sirens, while voicing concern if those suggestions are denied.

Commissioner Norkin suggested that language which allows emergency fire personnel the ability to control lights be made a condition of SUP approval.

Commissioner Salehi believed the proposed fire station is extremely hazardous to the residential properties across Central Park Drive. He believed the station could be moved elsewhere on the 28 acre parcel. Commissioner Salehi requested either a written statement from the assessor regarding property values or have him in attendance when this issue is discussed again. He also did not understand how this parcel can be characterized as "on the edge of a residential district."

Commissioner Honicky believed the proposed fire station is a great facility in the wrong location. He recalled an episode where his then three (3) year old daughter was frightened by a siren, and stated she remembers that incident some 37 years later.

Commissioner Ianni agreed that language should be reinserted which requests the ICRD to look at installation of a light, but expressed concern with making it a condition of the SUP. He believed the concerns and fears are unfounded, as there have not been complaints by neighbors who live near the three (3) current fire stations.

Commissioner Scott-Craig pointed out the 3.6 acre parcel on the corner was not purchased until 2009, two (2) years after the Autumn Park Condominiums were built. He indicated the rationale for not placing the fire station on the corner of Central Park Drive and Okemos Road was that it was moved to the proposed location in order to save trees. Commissioner Scott-Craig inquired if there is ultimately a vote of approval, does it affirm the proposed fire station according to the submitted plan at the subject location. He believed if the Planning Commission wishes to have a different location, it must deny the SUP request.

Commissioner Norkin inquired if the procedure for this SUP request would follow the same process for denial of any other SUP request, or is the direction to vote on the resolution before the Planning Commission and then request staff to draft a different resolution.

Principal Planner Oranchak responded that if there is not a majority vote for approval, a motion to deny could be prepared for the next meeting. She noted Planning Commissioners may take up a resolution to approve and make a change in the location as one of the conditions of approval, being specific as to where on the parcel it should be located.

Commissioner Salehi preferred to see a site plan for a different location on the parcel in lieu of a condition which recommends a different location as part of the approval.

Commissioner Deits believed the size of the proposed fire station is not of concern, as the existence of an administrative center does not negatively impact the neighbors more than the fire station itself. He noted a library or community center could be placed on that site. As part of his deliberation, Commission Deits will consider that the Board has made a decision this is an appropriate location for the fire station and specified that location in the ballot language which was approved by voters in the November, 2012 election. He noted regardless of where the fire station is placed on the site, the emergency vehicles will still exit onto Central Park Drive. Commissioner Deits would not support a motion to redesign the site as there is no way in which to make it "work better."

Chair Jackson noted she asked the question whether moving the fire station to the corner would mitigate the noise issue and was told that it would not, as the station would not be far enough away from the condominiums to change the amount of noise which would be experienced by the residents along Central Park Drive.

Commissioner Norkin reminded fellow Commissioners that although the Township Board decided to place this issue on the ballot, the Township is still an applicant in this process and should have approached the neighbors prior to moving forward with plans and applying for a SUP.

Commissioner Salehi indicated he is deliberating on the suitability of this site for a fire station, not on the results of the ballot proposal or the desires of the Township Board.

Commissioner Ianni believed the Township did look to the community as individuals were knocking on doors throughout the Township regarding this site. He believed the entire community was reached out to through that process. He concurred with Commissioner Deits regarding the location being based on the need for proper ingress and egress. He believed the public safety of township residents must weigh heavily into this decision and selection of another site which does not meet public safety needs is not appropriate.

Commissioner Cordill believed the proposed administrative offices across from residential would not be too disruptive. She requested the Fire Chief provide the protocol for emergency vehicle use of sirens.

Fire Chief Cowper replied state law is specific in that it provides emergency response personnel the ability to use discretion when sirens are used. He added that if the siren needs to be turned on for safety reasons or an emergency response vehicle would be impeded by traffic, the sirens must be engaged. He added residents near the north and south fire stations were asked if they had problems with how the stations were run and responses indicated there were none.

Commissioner Cordil inquired as to the number of calls the proposed fire station could expect between 11:00 P.M. and 6:00 A.M.

Fire Chief Cowper replied the Planning Commission was provided call volume for all three (3) stations in an hourly breakdown for 365 days per year. He noted those statistics show calls drop off dramatically after 11:00 P.M. and pick back up around 8:00 A.M. Chief Cowper clarified that more calls are generated by the more heavily populated northern and central sections of the Township, and when those two fire stations cannot handle the volume, the south station responds, resulting in an even "across-the-board" call volume per apparatus. He indicated statistics show a call can be anticipated between 11:00 P.M. and 8:00 A.M. out of the central fire station.

Commissioner Norkin inquired if anyone reached out to the Autumn Park Condominium Association or condo owners when various sites were considered.

Chief Cowper indicated he could not answer that question, as this project was planned with the previous Township Manager and other department directors over many years. He indicated the Township Manager and Director Kieselbach were the individuals which looked at the various sites and spoke with business owners. Chief Cowper was not aware of any "pushback" in the entire process until the Environmental Commission expressed concern with saving the trees and wanted the proposed station closer to the post office.

Chair Jackson closed the public hearing at 9:48 P.M.

- B. *Commission Review #13053 (Meridian Township), request for Section 61 review to construct a fire station on Central Park Drive, east of Okemos Road

Chair Jackson opened the public hearing at 9:48 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the commission review request as outlined in staff memorandum dated November 21, 2013.
- Public
Lawrence Nolan, 4765 Nakoma Drive, Okemos, attorney for members of the Autumn Park Condominium Association, spoke to government's mandate to protect the rights of the people. He believed the proposed central fire station is a great idea which is in the wrong place at the wrong time, and requested the Commission Review be denied.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke to the proposal to place the details of the new central fire station out to the public which was not supported by the Board.

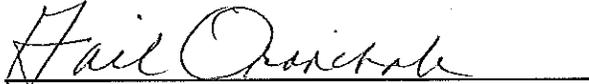
Mike Anderson, 2020 Central Park Drive, addressed all the noise which will be produced by the proposed central fire station, including that generated by starting a 600 horsepower diesel engine in an emergency situation. He believed if the fire station is built anywhere on the 28 acre parcel, the value of the property on the north side of the corner of Central Park Drive and Okemos Road will be "destroyed".

David Strobl, 1320 Cove Court, Okemos, spoke to quality of life issues, property values, and health issues.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: January 9, 2014

RE: Commission Review #13053 (Meridian Township), Section 61 review of character, location and extent for a new fire station

The Township proposes to construct a 15,000 square foot structure to accommodate a new fire station, Fire Department administrative offices, and meeting room on approximately four acres of a 28.5 acre Township-owned site.

At its November 25, 2013 meeting, the Planning Commission conducted a review of the location, character and extent of the proposed project in accordance with Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act. Section 61 states:

"A street, square, park, playground, public way, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

Location refers to the placement in the Township, character refers to the project's distinguishing features, and extent refers to the size and position on the site.

Planning Commission Options

The Planning Commission may approve or deny Commission Review #13053. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to approve
2. November 25, 2013 meeting minutes

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 13th day of January 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township has proposed to construct an approximate 15,000 square foot building to accommodate the new fire station, Fire Department Administration offices, a training/community room, training tower and associated parking areas on approximately four acres of a 28.5 acre Township-owned site located east of Okemos Road and south of Central Park Drive; and

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, the Planning Commission held the public hearing for Commission Review #13053 on November 25, 2013; and

WHEREAS, the Planning Commission reviewed staff materials forwarded under cover memorandum dated November 21, 2013 and discussed Commission Review #13053 at its November 25, 2013 and January 13, 2014 meetings; and

WHEREAS, the request is supported by 2005 Master Plan Goal 5 Maintain Essential Public Services by maintaining and upgrading infrastructure such as community facilities which includes fire stations and to provide support for new fire stations via the Capital Improvements Program;" and

WHEREAS, replacing an obsolete fire station in a less traffic prone location is also consistent with Township Board Policy 1.2.2 to enhance and sustain health and safety by maintaining response times at or better than national standards, prevention activities, and working toward a fire safe community.

Resolution to Approve
CR #13053 (Meridian Township)
Page 2

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the proposed Central Fire Station located on a 28.5 acre site east of Okemos Road and south of Central Park Drive.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 13th day of January 2014.

Patricia Jackson
Planning Commission Chair

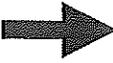
Commissioner Cordill inquired as to the number of calls the proposed fire station could expect between 11:00 P.M. and 6:00 A.M.

Fire Chief Cowper replied the Planning Commission was provided call volume for all three (3) stations in an hourly breakdown for 365 days per year. He noted those statistics show calls drop off dramatically after 11:00 P.M. and pick back up around 8:00 A.M. Chief Cowper clarified that more calls are generated by the more heavily populated northern and central sections of the Township, and when those two fire stations cannot handle the volume, the south station responds, resulting in an even "across-the-board" call volume per apparatus. He indicated statistics show a call can be anticipated between 11:00 P.M. and 8:00 A.M. out of the central fire station.

Commissioner Norkin inquired if anyone reached out to the Autumn Park Condominium Association or condo owners when various sites were considered.

Chief Cowper indicated he could not answer that question, as this project was planned with the previous Township Manager and other department directors over many years. He indicated the Township Manager and Director Kieselbach were the individuals which looked at the various sites and spoke with business owners. Chief Cowper was not aware of any "pushback" in the entire process until the Environmental Commission expressed concern with saving the trees and wanted the proposed station closer to the post office.

Chair Jackson closed the public hearing at 9:48 P.M.

 B. *Commission Review #13053 (Meridian Township), request for Section 61 review to construct a fire station on Central Park Drive, east of Okemos Road

Chair Jackson opened the public hearing at 9:48 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the commission review request as outlined in staff memorandum dated November 21, 2013.
- Public
Lawrence Nolan, 4765 Nakoma Drive, Okemos, attorney for members of the Autumn Park Condominium Association, spoke to government's mandate to protect the rights of the people. He believed the proposed central fire station is a great idea which is in the wrong place at the wrong time, and requested the Commission Review be denied.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke to the proposal to place the details of the new central fire station out to the public which was not supported by the Board.

Mike Anderson, 2020 Central Park Drive, addressed all the noise which will be produced by the proposed central fire station, including that generated by starting a 600 horsepower diesel engine in an emergency situation. He believed if the fire station is built anywhere on the 28 acre parcel, the value of the property on the north side of the corner of Central Park Drive and Okemos Road will be "destroyed".

David Strobl, 1320 Cove Court, Okemos, spoke to quality of life issues, property values, and health issues.

T. J. Booms, 9162 Warner Road, Haslett, stated a fire station is not a bad neighbor and there are no known complaints from residents surrounding the existing stations. He addressed the need for a larger facility to house existing equipment which is currently left outside in inclement weather, resulting in greater replacement costs. Mr. Booms spoke to future growth, noting that the fire department is not likely to remain the same size over the next 50 years. He explained the need for keeping equipment and firefighters in the same location to best serve residents.

Vance Kincaid, 4530 Nakoma Drive, Okemos, expressed concern with safety for night-time joggers along Central Park Drive when sirens are not engaged. He questioned the noise which would emanate from training tower exercises. Mr. Kincaid did not believe the Township held itself to the same standard as other applicants.

- Planning Commission discussion:
Commissioner Ianni stated the review came back to the Planning Commission from the Board to ensure due process was followed. He believed this location satisfies the character, location and extent.

Commissioner Salehi objected to the specific location of the site, but was satisfied with the character and extent.

Commissioner Scott-Craig believed noise qualified as a character of the project when considering the Section 61 Review.

Commissioner Hildebrandt inquired as to the benefit of all three (3) fire stations on Okemos Road for a Township of this size and wondered if that was the best way to serve the community.

Chair Jackson closed the public hearing at 10:12 P.M.

8. Unfinished Business

- A. Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

Commissioner Hildebrandt moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby denies Special Use Permit #13-77021 as the proposed plasma center is not consistent with all of the review criteria identified in Section 86-126 and Section 86-659 of the Code of Ordinances. Seconded by Commissioner Honicky.

Planning Commission discussion:

- Benefits to the neighborhood are minimal
- Possibility of negative impacts to the neighborhood are significant
- Appreciation for the neighbors activism on this issue
- Suggestion for the neighbors to find a desirable tenant, possibly through use of social media
- Appreciation to DTN for listening to the community and publicly announcing it will not appeal this SUP decision

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

NAYS: None

Motion carried unanimously.

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 13th day of January 2014 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Ody Norkin served as a member of the Planning Commission of the Charter Township of Meridian from January 2011 through December 2013; and

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

WHEREAS, Ody Norkin 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, Ody Norkin 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 Ody Norkin grateful thanks for his voluntary effort on behalf of all residents of the 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 13th day of January 2014.

Patricia Jackson, Chair