

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES
April 25, 2011
5151 Marsh Road, Okemos, MI 48864-1198
853-4560, Town Hall Room, 7:00 P.M.**

APPROVED

PRESENT: Chair Deits, Vice-Chair Jackson, Commissioners, Goldsberry, Goodale, Norkin, and Scales
ABSENT: Commissioners Beyea, Cordill, Honicky
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Deits called the work session meeting to order at approximately 8:45 P.M.

2. Approval of agenda

3. Public Remarks

None

4. Discussion

Chair Deits opened the work session for discussion

A. 2005 Master Plan Update

- 1.5 hours, end at 10:15 unless agree to go farther. Charge for this week look at every Master Plan goal, objective and strategy decide which ones to keep, delete and unsure
- Revise Goal 1, Objective A, Strategy 1 to read, Enforce all Township Ordinances and “all applicable codes as mandated by the State of Michigan.”
- Delete Goal 1, Objective A, Strategy 2 which reads, Continue the road improvements and the inflow and infiltration programs to maintain and enhance the infrastructure. Refers to stormwater encroachment into the sewer system.
- Delete Goal 1, Objective A, Strategy 3 which reads, “Establish a systematic program for the rehabilitation and renewal of housing stock. Township does not rehabilitate housing but has a Property Maintenance ordinance.
- Revise Goal 1, Objective A., Strategy 4 to read, “Prevent inconsistent uses from encroaching into residential areas.” For example, chickens, medical marihuana.
- Revise Goal 1, Objective A, Strategy 5 to read, “Continue to support the designation and preservation of historic neighborhoods and residences.”
- Discussion of rural vs. suburban, percentages of single family versus multiple family housing. Align the language in Goal 1, Objective A, Strategy 6 with the Objective itself. to read, “Ensure the future land use map results in a diversity of housing types.”
- Delete Goal 1, Objective A, Strategy 7; completed with the Lake Lansing ordinance.
- First part of Goal 1, Objective A, Strategy 8 is archaic. Revise to read, “Consider designating the Towar neighborhood a special land use area and adopt zoning specific to it as needed.
- Revise Goal 1, Objective A, Strategy 9 to read, “Encourage mixed use and other compact development to bring residential choices closer to shopping, public transit and other services.” Differentiate between strip mall developments.

- Goal 1, Objective A, Strategy 6 and Strategy 10 are the same; ten seems more specific. Keep 10, delete 6.
- Delete Goal 1, Objective B and all strategies; redundant.
- Objective C not really an objective. Revise to read, “Ensure new residential developments meet high standards of visual attractiveness, health, safety and environmental sensitivity.”
- To apply to all residential development, Revise Goal 1, Objective C, Strategy 1 to read, “Minimize erosion and the intrusion of roads, pathways, houses and driveways into wetlands and floodplains in residential developments.
- Revise Goal 1, Objective C, Strategy 2 to read, “Continue to require the planting of trees along rights-of-way.”
- Delete Goal 1, Objective C, Strategy 3.
- Revise Goal 1, Objective C, Strategy 4 to read, “Encourage residential design that enhances community walkability and integration with public transit.”
- Delete Goal 1, Objective C, Strategy 5.
- Move Goal 1, Objective C, Strategy 6 to the Goal 6 addressing public streets.
- Delete Goal 1, Objective C, Strategy 7. Connections should be encouraged to meet Smart Growth principles.
- Goal 1, Objective C, Strategy 8 is unchanged.
- Goal 2, Objective A, Strategy 1, add “voluntary citizen land conservation efforts” before “and other appropriate techniques.”
- Keep as written, Goal 2, Objective A, Strategy 2
- Keep as written, Goal 2, Objective A, Strategy 3
- Add “Continue to” at the beginning of Goal 2, Objective A, Strategy 4
- Delete Goal 2, Objective A, Strategy 5; complete.
- Revise Goal 2, Objective A, Strategy 6 to read, “Preserve the ecological integrity of the Red Cedar River . . .
- Keep as previously revised, Goal 2, Objective A, Strategy 7, “Consider developing a Tree Preservation ordinance to protect significant mature trees on developed parcels.”
- Delete Goal 2, Objective B, Strategy 1. Not consistent with Township activities.
- Keep Goal 2, Objective B, Strategy 2.
- Keep Goal 2, Objective B, Strategy 3.
- Goal 2, Objective B, Strategy 4. Evaluation occurs during the development phase. Options are available to develop on poor soils. Codes will require to soil borings, engineered foundations. Delete.
- Goal 2, Objective B, Strategy 5. Discourage or minimize? Ordinances in place to allow activities in wetlands with mitigation. Approved begrudgingly as only way to achieve greater aims. Property rights issue-takings. When deny, want to point to something for support. Encourage tradeoffs? Promote oversized compensating cuts? Objective is to save the wetland or no net loss? Use of “discourage” may not support improvement of degraded wetlands. What is the deciding factor to allow activities in a wetland? Are there benefits to development in a wetland? Need to find balance; appears development unwelcome. Defer decision.
- Revise Goal 2, Objective B, Strategy 6 to read, “Support the Environmental Commission’s educational efforts to minimize infiltration of salt, fertilizer, pesticide, herbicide and other pollutants into wetlands.
- Add Goal 2, Objective B, Strategy 7 to read, “Continue to enforce ordinances restricting storm water runoff into wetlands to prevent siltation and erosion.
- Discussion of greenways connectivity.
- Goal 2, Objective C. Keep Strategies 1 (as revised), 2 and 3.

- Goal 2, Objective D, Strategy 1 to read, “Continue to develop local policies in support of regional efforts to identify all important groundwater recharge areas.”
- Keep Goal 2, Objective D, Strategies 2 and 3.
- Delete Goal 2, Objective E. Create new Strategy 4 under Goal 2, Objective C to read, “Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.”
- Delete Goal 2, Objective F. Covered in Objective C.
- Delete Goal 2, Objective G. Covered in Goal 1
- Delete Goal 2, Objective H. Embedded in another section.

5. Public remarks

None

6. Adjournment

Chair Deits adjourned the meeting at approximately 10:30 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner