

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

May 20, 2013

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
4. Public remarks
5. Communications
6. Public Hearings
7. Unfinished Business
 - A. Special Use Permit #13-88231 (St. Martha Church), request to amend SUP #88231 to expand the use as a religious institution in a residential district and increase building size
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
11. Site Plans received
12. Site Plans approved
13. Public Remarks
14. Adjournment

Post Script: Tom Deits

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).

Planning Commission Agenda

May 20, 2013

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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**

**June 10, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

2. Unfinished Business
 - A. Special Use Permit #13061 (Caring Hand), request to establish an adult day care center in the International New Life Church addressed as 2630 Bennett Road

 - B. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment

3. Other Business

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: May 16, 2013

RE: Special Use Permit #13-88231 (St. Martha), request to increase the size of the existing building located at 1096 Grand River Avenue, Okemos

The request to amend the St. Martha Parish special use permit to construct an addition exceeding the size of the building approved in 1989 and to seek a special use permit for a group of structures greater than 25,000 square feet in area was the topic of a public hearing at the Planning Commission's May 13, 2013 meeting. Special Use Permit #88231 was granted in 1989 for the phased development of an approximate 20 acre site for non-residential uses permitted by special use permit in a residential district. Specifically the uses included a church and school and ancillary uses such as a parish hall and gymnasium in an 81,000 square foot building. In addition to the building, site plans showed outdoor sports and play fields, a stormwater detention pond, and a 395 space parking lot.

New Information updating the size of both the existing and proposed structures was provided by the applicant's architect since last week's public hearing. The existing building measures 44,450 gross square feet and the proposed building measures 52,302 gross square feet thus total building size after construction will be 96,752 gross square feet. Since the special use permit for building size considers one building or a group of buildings on a site, the 2,476 square foot rectory located on the easternmost parcel of the three parcel site and the two buildings located on the westernmost parcel, a residential building and a storage building, must be included in the total square feet calculation. Based on the site plan, staff has estimated the buildings on the westernmost parcel are approximately 1,800 square feet (residential) and 1,920 square feet (maintenance/storage). Thus the total square feet of all buildings on the entire approximate 21 acre site is approximately 101,028 gross square feet. In 2003, the addition of the rectory site to the church's land holdings increased the site's size to approximately 21 acres.

Site plans submitted for the special use permit amendment also show 432 parking spaces, an increase of 37 spaces over the 395 approved in 1989 and an approximate 9,000 square foot building pad for a future addition.

Questions arose during the public hearing regarding traffic and road conditions. Additional traffic control measures were not deemed necessary since capacity remains unchanged for the two primary uses on the site, the church and the school. The gymnasium and parish hall are ancillary to the primary uses and would not exist without them. Both were anticipated in the original special use permit.

As a condition of the 1989 approval, St. Martha Parish installed a center turn lane along the site's entire Grand River Avenue frontage to prevent church traffic from obstructing through traffic on Grand River Avenue. In 2009, the Michigan Department of Transportation increased the road capacity by completing improvements converting the remainder of Grand River Avenue from Cornell Road to Meridian Road from a two-lane road to a three-lane road, the third lane being a center turn lane. A traffic signal was installed at about the same time at the intersection of Grand River Avenue and Cornell Road. The intersection is approximately 1,500 feet from the westernmost entrance to the St. Martha site.

Comments were also made about Grand River Avenue's possible "A"- "F" grade. Operating conditions at intersections are evaluated through a capacity analysis known as "level of service" (LOS) analysis. Level of service is expressed in a range from "A" to "F," with "A" representing the least amount of time (<10 seconds) a vehicle is delayed at an intersection and "F" being the most (>80 seconds). LOS D, a delay of 35 – 55 seconds at a signalized intersection, is generally acceptable in an urbanized area. Level of service is analyzed in traffic impact studies. Township standards require an applicant prepare and submit a traffic impact study with a special use permit application when an existing or new primary use of a site will generate 100 or more new vehicle trips during a peak hour. Since neither of the site's primary uses were being expanded, a traffic impact analysis was not required.

Planning Commission Options

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

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #13-88231
(St. Martha)
1096 Grand River Avenue**

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 20th day of May, 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Reverend Jon Wehrle requested a special use permit to construct a 52,302 square foot addition to the existing St. Martha Parish church and school building on an approximate 21 acre site zoned RR (Rural Residential) and located east on the north side of Grand River Avenue, east of Cornell Road; and

WHEREAS, the Planning Commission held a public hearing and discussed Special Use Permit #13-88231 at its May 13, 2013 and May 20, 2013 regular meetings; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated May 9, 2013 and May 20, 2013; and

WHEREAS, the subject site is properly zoned in the RR (Rural Residential) zoning district, which allows churches and schools and associated ancillary uses as non-residential uses in a residential district by special use permit; and

WHEREAS, the site is served by the public water system and a private sanitary sewer line; and

WHEREAS, the approximately 21 acre site, exceeds the minimum two-acre lot area requirement for a non-residential use in a residential district; and

WHEREAS, capacity of the two primary uses on the site, the church and school, will remain the same; and

WHEREAS, all buildings cover less than seven percent of the site which is less than the maximum 25 percent site coverage permitted for a non-residential use in a residential district; and setbacks exceed the minimum 50 feet from any property line; and

WHEREAS, the proposed site is approximately 37.2 percent impervious and the maximum impervious surface coverage for a non-residential use in a residential district is 75 percent; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

**Resolution to Approve
SUP #13-88231 (St. Martha)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13-88231 (St. Martha) with the following conditions:

1. Approval is granted based on the site plans dated received April 30, 2013 prepared by Fitzgerald Henne & Associates and Mayotte Group Architects, subject to revisions as required.
2. Approval is subject to the applicant receiving Township Board approval to construct a group of buildings greater than 25,000 square feet in gross floor area.
3. The applicant is encouraged to submit an application to combine the three parcels into one, subject to review and approval by the Director of Community Planning and Development.
4. The final site plan and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
5. Dimensioned elevations of all sides of the building shall be provided with the site plan application to determine the possible need for a building height variance.
6. A plan shall be submitted clearly indicating all trees to be preserved on the subject site in the vicinity of the proposed construction. If deemed necessary by the Director of Community Planning and Development, the trees shall be properly protected prior to the commencement of grading or construction activities related to the proposed project. Tree protection shall be provided as outlined in Section 22-179 of the Code of Ordinances.
7. The applicant shall receive a variance from the Zoning Board of Appeals to allow the parking area and access drive along the north side of the building to encroach into the required 40-foot setback or redesign the parking and access drive to comply with the setback for a non-residential parking lot adjacent to undeveloped residentially zoned land.
8. Trash and recycling dumpsters installed on the site shall be enclosed on four sides; the enclosure(s) shall be constructed of materials to match the building. Solid walls or fencing shall be no more than six feet in height unless the Zoning Board of Appeals grants the necessary height variance.
9. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Streetlights shall not exceed 15 feet in height. LED lighting shall be used where feasible.
10. Debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.
11. The landscape plan shall be in compliance with all applicable sections of the Code of Ordinances pertaining to landscaping and is subject to the approval of the Director of Community Planning and Development.

**Resolution to Approve
SUP #13-88231 (St. Martha)
Page 3**

- 12. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
- 13. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
- 14. A copy of the information that exists on computer for the project and construction plans shall be provided to the Township Engineering staff 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 20th day of May 2013.

Patricia Jackson
Planning Commission Chair

**RESOLUTION TO APPROVE
BUILDING SIZE**

**Special Use Permit #13-88231
(St. Martha)
1096 Grand River**

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 20th day of May 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Reverend Jon Wehrle, requested a special use permit to increase the square feet of all buildings on the three-parcel site occupied by St. Martha Parish to 101,028 gross square feet on an approximate 21 acre site zoned RR (Rural Residential) and located on Grand River Avenue east of Cornell Road; and

WHEREAS, the Planning Commission held a public hearing and discussed Special Use Permit #13-88231 at its May 13, 2013 regular meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated May 9, 2013 and May 16, 2013; and

WHEREAS, the subject site is properly zoned in the RR (Rural Residential) district which allows non-residential uses in a residential district and a group of buildings greater than 25,000 square feet in gross floor area by special use permit; and

WHEREAS, the group of buildings totaling approximately 101,028 square foot in gross floor area will be designed to be harmonious and appropriate with the existing uses surrounding the site; and

WHEREAS, the group of buildings totaling approximately 101,028 square foot in gross floor area will not have a significant impact on traffic; and

WHEREAS, at seven percent, building coverage is less than the maximum permitted for non-residential uses in residential districts; and

WHEREAS, the public water system and a private sanitary sewer line serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13-88231 (St. Martha) for a group of buildings greater than 25,000 square feet in gross floor area.

**Resolution to Approve
Building Size
SUP #13-88231 (St. Martha)
Page 2**

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 20th day of May 2013.

Patricia Jackson
Planning Commission Chair