

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
June 13, 2016**

APPROVED

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

PRESENT: Commissioners Cordill, Ianni, Jackson, Opsommer, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioners DeGroff, Honicky
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:05 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Opsommer moved to approve the Regular Meeting Minutes of May 23, 2016. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Ahsan Sumbal, 900 Gulick Road, Haslett, requested the Township rezone seven (7) acres of property he owns addressed as 2267 M-78 and 6217 Newton Road from PO, RD and RA to C-2.

Chair Scott-Craig closed public remarks.

5. Communications

- A. Michael Duda, Superintendent of Haslett Public Schools, 5593 Franklin Street, Haslett; RE: Urban Services Boundary
- B. Ahsan Sumbal, 900 Gulick Road, Haslett; RE: 2267 M-78 and 6217 Newton, East Lansing, MI

6. Public hearings

- A. Special Use Permit #16061 (Korrey), request to work in the 100-year floodplain of the Pine Lake Drain to construct a sun porch addition at 5520 Okemos Road

Chair Scott-Craig opened the public hearing at 7:13 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 June 8, 2016.
- Applicant
Dan Korrey, 4326 W. Saginaw, Lansing, and the applicant's representative, indicated the deck itself replaced an existing deck of the same dimension and is three (3) feet above the floodplain elevation. He noted the only material within the floodplain are the posts.
- Public
Jeanne Baugh, 5520 N. Okemos Road, East Lansing, requested the Planning Commission discuss and vote on the special use permit this evening. She stated the project was to be finished over a year ago. Ms. Baugh noted her 95 year-old ill mother owns this property, is unable to get out of the house and would like to spend a portion of her remaining time enjoying the deck.
- Planning Commission discussion:
Commissioner Cordill inquired if the sun porch could not be used if approval is not given.

Principal Planner Oranchak replied in the affirmative.

Commissioner Tenaglia indicated since the applicant is replacing the existing structure and has no effect on neighboring properties or the floodplain, she saw no reason why the SUP approval could not be given today.

Commissioner Jackson stated the design of the new sun porch is closed in on the bottom. She inquired of the applicant's representative if the siding attached to the posts was within the floodplain.

Mr. Korrey replied the siding has been approved by the Michigan Department of Environmental Quality (MDEQ), adding the state asked that a vent for water flow be installed on the corner.

Commissioner Opsommer spoke in agreement with Commissioner Tenaglia's opinion to move forward with approval of the project this evening. He suggested the possibility of including a condition which reiterated the condition MDEQ placed on the siding.

Commissioner Van Coevering agreed with the previous two Commissioners' comments and will offer a motion to suspend the rules at the appropriate time to make a decision this evening.

Chair Scott-Craig clarified the request before the Planning Commission is to place nine (9) cubic feet of fill in the 100-year floodplain of the Pine Lake (Outlet) Drain. He requested an explanation of how the fill was placed in the floodplain.

Principal Planner Oranchak replied staff calculated that amount based on the posts placed in the ground, but does not have the specific amount.

Chair Scott-Craig added that if there were existing posts which were replaced, fill was not actually added to the site.

Principal Planner Oranchak responded technically, it was simply putting at what already existed.

Chair Scott-Craig noted the list of conditions from the MDEQ which address the idea of water flow include a prohibition on any impediment to water flow in the event of a 100 year storm. He asked if the applicant intended on following the conditions requested by the MDEQ.

Mr. Korrey replied in the affirmative.

Chair Scott-Craig asked if the Township will follow up for compliance.

Principal Planner Oranchak replied once the SUP is granted, the applicant will need to obtain a building permit and staff will inspect the current structure to ensure the changes made are up to code.

Chair Scott-Craig closed the public hearing at 7:29 P.M.

7. **Unfinished Business**

A. Rezoning #16020 (PK Housing & Management), request to rezone .75 acre addressed as 1792 Hamilton Road, Okemos, from RC (Multiple Family-14 units per acre) to PO (Professional and Office)

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16020 to rezone approximately .75 acre from RC (Multiple family – maximum 14 dwelling units per acre) to PO (Professional and Office). Seconded by Commissioner Jackson.

Planning Commission discussion:

- Rezoning is consistent with surrounding properties
- Rezoning will allow for enhancement of and redevelopment improvements to the site

ROLL CALL VOTE: YEAS: Commissioners Cordill, Ianni, Jackson, Opsommer, Tenaglia,
Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

[Chair Scott-Craig recessed the meeting at 7:34 P.M.]

[Chair Scott-Craig reconvened the meeting at 7:53 P.M.]

Commissioner Van Coevering moved to suspend Planning Commission Bylaw 6.4a to consider making a decision on the same night as the public hearing. Seconded by Commissioner Cordill.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

B. Special Use Permit #16061 (Korrey), request to work in the 100-year floodplain of the Pine Lake Drain to construct a sun porch addition at 5520 Okemos Road

Commissioner Jackson 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 #16061 subject to the following conditions:

- 1. Approval is subject to the application materials and plans submitted as part of Special Use Permit #16061, subject to revisions as required.**
- 2. The Director of Public Works and Engineering shall review the plans prior to issuance of a building permit for completion of the project.**
- 3. If required, the applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place related to the deck project. A copy of the permit shall be provided to the Department of Community Planning & Development.**
- 4. All conditions placed on the project by the MDEQ permit dated April 12, 2016 shall be complied with.**
- 5. In no case shall the impoundment capacity of the 100-year floodplain be reduced by activities associated with the construction project.**
- 6. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.**
- 7. The applicant shall properly dispose of all excess materials from constructing the deck and sun porch to an off-site location subject to the approval of the Director of Community Planning & Development.**

Seconded by Commissioner Tenaglia.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

8. Other Business (None)

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

Chair Scott-Craig reported his attendance at the June 2nd meeting of the Economic Development Corporation where Walnut Hills, the Corridor Improvement Authority (CIA) and the proposed Costco development were discussed. He offered information from the Chronic Wasting Disease meeting where it was announced the zone has been expanded as seven (7) deer were discovered. Chair Scott-Craig added nearly 1,000 deer have been culled from the Township and the culling program will resume in July. He also reported he and Associate Planner Gmazel's attendance at a training session on Climate Health Adaptation Planning in Michigan where he learned the State of Michigan has been involved in climate change planning for some time. Chair Scott-Craig noted his attendance at the neighborhood meeting held by Costco, where they were generally received by Township residents.

Commissioner Jackson reported that she, Commissioner Opsommer and Chair Scott-Craig attended the monthly leadership meeting, where several department heads provided information on their operations. She also noted her attendance at last Saturday's Celebrate Meridian Event.

Commissioner Opsommer also reported his attendance at the Celebrate Meridian Event. He provided information on House Bill 5578 (labeled the dark store legislation), which passed with broad bipartisan support.

A. New Applications

None

B. Update of Ongoing Projects

i. Site Plans Received - NONE

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:05 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary