

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 13, 2012**

APPROVED

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

PRESENT: Commissioners Deits, Goodale, Hildebrandt, Honicky, Norkin, Scales, Scott-Craig
ABSENT: Commissioners Cordill, Jackson
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

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

2. Approval of agenda

Commissioner Honicky moved to approve the agenda. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Scales moved to approve the Regular Meeting Minutes of December 19, 2011, the Regular Meeting Minutes of January 23, 2012 and the Work Session Meeting Minutes of January 23, 2012. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Deits opened and closed the floor for public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business (None)

8. Other Business

A. Trilogy Health Care Facility Option #1 Concept Plan

Principal Planner Oranchak summarized the Trilogy Health Care Facility Concept Plan as outlined in staff memorandum dated February 10, 2012.

Michael Powell, Powell Engineering & Associates, 4700 Cornerstone, White Lake, gave an overview of the concept plan for the Trilogy Health Care Facility.

Principal Planner Oranchak clarified the role of the Planning Commission this evening is to ask questions and offer comments in order to give guidance to the applicant on the project.

Chair Deits noted that residents who have questions can attend the February 21, 2012 Board meeting when this concept plan will be presented to the Township Board. He added neighbors will be notified when a public hearing is scheduled for this project.

Planning Commission, staff and applicant discussion:

- Concern that “random” people or employees will be able to come through the back (north) as a shortcut
- Applicant’s intent for the landscaping berm to be taken to the edge of the pavement and, at the request of the Meridian Fire Department, the 18 foot wide roadway will be gated and

- padlocked for use by fire department vehicles only
- Applicant would like to tie the project to the pedestrian pathway system
- Suggestion to use pervious pavement in some of the parking areas in an effort to slow water runoff into the Mud Lake Drain
- Applicant is proposing rain gardens to the north, east and west
- Expectation by the applicant to connect to public water at the end of the water system in Central Park Estates
- Township Engineer indicated connection to public sewer with the existing system in Central Park Estates is too shallow for the Master Plan
- Township Engineer has requested the connection be brought through the site and eventually be extended to Powell Road
- Consideration of housing and transportation availability for low-wage employees
- Applicant has no plans regarding the wetlands to the west as they do not own the property
- Wetlands are on the periphery of the proposed site; no wetlands in the site's center
- Staged development would effect the amount of traffic on Central Park Drive
- Trilogy is the first use which approached Newman Equities for purchase of part of its property
- Design of the public road will be coordinated with the Ingham County Road Commission (ICRC), including any deceleration, acceleration or passing lanes required for this parcel
- Appreciation to the applicant that the current proposed project is closer to the Township's core and will utilize existing services
- Inquiry if the project would be better suited to the south, further from the existing subdivision
- Owners of the land indicated this parcel as the only one which would be considered
- This facility will not be as invasive as a proposed subdivision and is an "ideal" neighbor for a quiet setting
- Concern the number of parking spaces proposed is excessive
- 128 parking spaces computed to be the optimum number needed by the applicant
- Size of the proposed facility similar to the facility on Marsh Road
- Marsh Road facility needed to nearly double its amount of parking due to the rehabilitation component
- 24 spaces are reserved for deferred parking
- Suggestion to not surface the parking "pod" to the west until the need exists
- Appreciation for the number of rain gardens and detention basins delineated on the site
- Applicant's hope to have less water runoff once the facility is constructed than what currently exists
- Suggestion to add covered bicycle parking on the site
- Suggestion to widen the stub road to the south to accommodate the need for traffic to turn around
- ICRC will require some type of turn mechanism
- Encourage continuity in the project's sidewalk width
- Appreciation to the applicant for their process regarding this project
- Recommendation by the Township's Fire Department for a chained gate at the end of Nassau Street to prevent public egress into the subdivision
- Applicant has proposed a curbed drop along the entire eastern parking lot to guide traffic into the entrance and not towards the back of the building
- Intent by the Fire Department to use the front entrance and use of the rear entrance only in the event the front entrance is blocked and not accessible
- Trilogy's history of one emergency run every three months which requires the use of sirens
- Road location designed by the property owner and the applicant
- Road location must meet the site distance and stackable room requirements of the ICRC
- Traffic study will be completed by the applicant and sent to the ICRC for comment prior to

- the public hearing on this proposed development
- Recent decision with staff that the best solution is to change the proposed driveway to a county roadway
 - Applicant to meet with the ICRC to design the entrance, right/left hand turns and all specifications for it to be a dedicated public road
 - Concern with the proposed location of the onsite generator and trash receptacle
 - “Front” of a building defined as adjacent to a public road
 - Proposed location of the generator and dumpster will require a variance from the Zoning Board of Appeals
 - A variance will not be needed if the generator and dumpster are moved to the west side and north of the plane of the building
 - Suggestion to move the generator and dumpster to the northwest corner of the western parking lot which abuts the wetland
 - Intent by the applicant regarding the original placement of the generator and trash receptacle was to keep them away from the public

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Principal Planner Oranchak indicated the Township Attorney has requested the starting time for the March 5th Training Session be moved to 6:00 P.M. It was the consensus of the Planning Commission to commence the training session on March 5th at 6:30 P.M.

Commissioner Goodale announced his graduation from law school on January 21, 2012.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Deits opened and closed public remarks.

14. Adjournment

Chair Deits adjourned the regular meeting at 8:05 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary