

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 18, 2015**

APPROVED

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

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

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Tenaglia moved to approve the Work Session Meeting Minutes of April 27, 2015 and May 11, 2015. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Vincent Benivegna, 3585 Cabaret Trail, Okemos, expressed opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Warren D'Sousa, 3598 Stagecoach Drive, Okemos, voiced opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Tom Repasky, 3663 Stagecoach Drive, Okemos, stated his opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Dana Gavrilides, 3627 Stagecoach Drive, Okemos, voiced her concern regarding safety with increased traffic as a result of the proposed amendment to PRD #15-97015 (SP Investments Limited Partnership).

Neil Story, 3537 Ponderosa Drive, Okemos, voiced his concern with traffic and water flow in his neighborhood as a result of the proposed amendment to PRD #15-97015 (SP Investments Limited Partnership).

Gary Mitchell, 1150 Scenic Lake Drive, Okemos, expressed concern with the smaller lots sizes and increased traffic as a result of the proposed in the amendment to PRD #15-97015 (SP Investments Limited Partnership).

Patrick England, 3670 Stagecoach Drive, Okemos, cited traffic safety and potential water problems which would result from the proposed amendment to PRD #15-97015 (SP Investments Limited Partnership).

Dr. Lloyd Bingman, 1425 Ambassador Drive, Okemos, requested the Planning Commission deny the proposed amendment to PRD #15-97015 (SP Investments Limited Partnership).

Teresa Bangman, 1425 Ambassador Drive, Okemos, expressed opposition to PRD #15-97015 (SP Investments Limited Partnership), stating the proposed amendment is inconsistent with the current PRD and would allow for smaller lots.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, voiced his opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Salim Jaffer, 3633 Wandering Way, Okemos, voiced his opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Chair Scott-Craig closed public remarks.

5. Communications

- A. Melvin Jung, 1421 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- B. Srinivas Kandula, 3653 Bandera, Okemos; RE: PRD #15-97015 (SP Investments)
- C. Thomas Jay Dart, Jr., 3569 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Barbara Herdus, PLLC, 1103 North Washington Avenue, Lansing; RE: PRD #15-97015 (SP Investments)
- E. Paul Flynn & Cindy Hollenbeck, 1433 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- F. Lauie Fata, 3592 Ostego Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Jianguo Liu, 3590 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Patrick England, 3670 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Ashir and Kusum Kumar, 3885 Highwood, Okemos; RE: PRD #15-97015 (SP Investments)
- J. John and Clarissa Dallas, 3586 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- K. Edward Liu, 1417 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- L. Kirsten Rawson, 3589 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)

Communications received and distributed at the May 11, 2015 meeting and placed on file:

- A. Joe Lopez, Denny's, Inc., 2701 E. Grand River, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)

6. Public hearings

- A. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Chair Scott-Craig opened the public hearings at 7:28 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 amendment to the planned residential development (PRD) as outlined in staff memorandum dated May 15, 2015. She highlighted the differences between the original PRD and the proposed PRD before the Commission.

- Applicant
Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, pointed out the lot width and lot size requirements for the zoning remain the same as the original PRD. He indicated requirements from the Ingham County Drain Commissioner (ICDC) regarding detention and pre-treatment have changed since the original PRD was approved in 1999, necessitating additional land for water treatment. Mr. Kyes addressed another requirement which originated from the Township Board since original plat approval of a 60 foot setback from the gas main pipe, resulting in a 27 foot loss of buildable land on each side of the gas main. He discussed the previous need to cut the hill down on Jolly Road for sight distance purposes, noting the new layout brings the road up the hill, provides greater sight distance and allows the Jolly Road hill to remain intact.

Mr. Kyes stated Ponderosa Drive is not currently receiving any developed water. He indicated the applicant has worked with the ICDC and the Township to comply with their requirement to discharge all water on site to the two detention ponds to the north at the agreed upon discharge rates. Mr. Kyes pointed out the Forsberg Road connection is a requirement from the ICRD and must be constructed. He did not believe the traffic concerns as opined by the residents of Ember Oaks were valid as it would require five (5) turns to reach Jolly Road. Mr. Kyes addressed the concern expressed during public comment regarding lot size, explaining several lots in the original plat have already been built on with some of the lot sizes ranging from 20,100 square feet to 23,000 square feet, adding they meet the 20,000 square foot requirement.

- Public
Mark Hooper, 3653 Stagecoach Drive, Okemos, offered a history of this project since its inception in 1992, outlining continued concern throughout the process regarding traffic and inter-subdivision traffic.
- Planning Commission and staff discussion:

Commissioner Ianni inquired as to how the redesign improves the flow of wildlife across the property.

Mr. Kyes responded the applicant attempted to make everything contiguous. While he was unclear where all the wildlife corridors are located, there is an additional eight (8) acres of open space. He stated the proposed layout maintains the intent of the original PRD relative to contiguous wetlands and contiguous open space.

Commissioner Van Coevering confirmed with staff that house designs and building materials are outside of the scope of the Township's review throughout the process.

Commissioner Van Coevering reiterated the amount of open space has been increased from 20% to 45%.

Commissioner Van Coevering confirmed vehicle trips will not increase as the number of lots in the original PRD of 159 will be reduced to 158.

Commissioner Tenaglia voiced appreciation for public input at tonight's meeting and encouraged residents to attend the May 21st Master Plan Public Input Forum to discuss the future development of Meridian Township.

Commissioner DeGroff asked for staff confirmation that the original preliminary plat review showed the Forsberg Drive connection.

Principal Planner Oranchak responded in the affirmative, adding, as the applicant had stated, both the ICRD and the Township were interested in having the connection to the Ponderosa subdivisions.

Chair Scott-Craig indicated there is a corresponding connection to Hiawatha Park on the other side of the development.

Commissioner Deits cautioned Commissioners they should not consider comments regarding "promises" made by the developer to land owners as they are not part of this review process.

Chair Scott-Craig reiterated the six standards shown as bullet points in the staff memorandum are what is under the purview of the Planning Commission to make a decision on.

Commissioner DeGroff addressed the issue that over the last 5-10 years, corporations have been afforded rights that only individuals used to have. He believed corporations should behave like good "citizens" and keep promises made.

Chair Scott-Craig closed the public hearing at 8:04 P.M.

7. Unfinished Business (None)

8. Other Business (None)

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

Chair Scott-Craig reminded citizens of the Master Plan Public Input Forum to be held on Thursday, May 21, 2015 at 7:00 P.M. in the Town Hall Room.

Commissioner Deits reported his attendance at the last meeting of the Downtown Development Authority (DDA), where the Township is in discussion with developers regarding development on the MARC/Central Fire Station property. He reminded residents of the June 13, 2015 Celebrate Downtown Okemos Event and urged residents who wish to volunteer or give a monetary donation to contact the Township.

10. New applications

- A. Special Use Permit #15061 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Scott-Craig opened public remarks.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, stated most residents are apprehensive the amendment will be detrimental to their homestead and believed the Planning Commission must take their concerns into consideration during deliberation of PRD #15-97015.

Warren D'Sousa, 3598 Stagecoach Drive, Okemos, identified himself as an engineer employed by the Michigan Department of Transportation, and suggested the Township employ the contact sensitive solution (CSS) process and consider all the stakeholders affected by PRD #15-97015.

Mark Hooper, 3653 Stagecoach Drive, Okemos, believed what has been sketched out in PRD #15-97015 doesn't meet the neighbors' concerns which were dealt with when the residents in the Ponderosa subdivision agreed to accept the Ember Oaks PRD in 2000. He spoke to the visual impact smaller lots behind his home would create on his residence.

Chair Scott-Craig closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:15 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary