

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING
and
WORK SESSION MEETING

May 11, 2015

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
 - A. April 27, 2015 Regular Meeting
4. Public remarks
5. Communications
 - A. Robert Luebke RE: SUP #15041 (Triestram & Dorner)
6. Public Hearings
 - A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units
 - B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River
7. Unfinished Business
 - A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing
 - B. Wetland Use Permit #15-01 (BBI Holdings LLC), request to impact regulated wetlands for the construction of a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing

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- C. Special Use Permit #15041 (Triestram and Dörner), request to construct a 128 square foot deck in the 100-year floodplain at 4303 Tacoma Boulevard with a request for a decision the same night as the public hearing

- 8. Other Business
 - A. Mixed Use Planned Unit Development Concept Plan at the Executive Office Park site (5020 Northwind Drive)

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

- 10. New Applications

- 11. Site Plans received
 - A. Site Plan Review #15-05 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and eight fueling stations at 4884 Marsh Rd.

- 12. Site Plans approved

- 13. Public Remarks

- 14. Adjournment

Post Script: Pat Jackson

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).

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)

Work Session Meeting

- 1. Call meeting to order

- 2. Approval of agenda

- 3. Discussion
 - A. 2005 Master Plan Update

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5. Public remarks

6. Adjournment

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Regular Meeting
May 18, 2015**

**Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Regular Meeting

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

2. Unfinished Business
 - A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units

 - B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

3. Other Business

Work Session Meeting

- A. 2005 Master Plan Update

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 27, 2015**

DRAFT

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

PRESENT: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia,
ABSENT: Commissioners Cordill, Van Coevering
STAFF: Principal Planner Oranchak, Associate Planners Martha Wyatt and Rick Brown

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Jackson moved to approve the Regular Meeting Minutes and Work Session Meeting Minutes of April 13, 2015. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, on behalf of the Liaison for Inter Neighborhood Cooperation (LINC), requested the Planning Commission deny the request from BBI Holdings LLC and Triestram and Dorener for a decision the same night as the public hearing.

Chair Scott-Craig closed public remarks.

5. Communications

A. Colleen McNamara, 4276 Tacoma Boulevard, Okemos; RE: SUP #15041 (Triestram & Dorner)

Communications distributed at the March 9, 2015 Planning Commission meeting and filed:

- A. Kristin Beltzer, 5945 Buttonwood, Haslett; RE: Rezoning #15010 (Forsberg Family LLC)
- B. Kris Nicholoff, 2445 Woodlake Circle, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)
- C. John Truscott, 920 Nicole Circle, Okemos; RE: Rezoning #15010 (Forsberg Family LLC)

6. Public hearings

A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing.

Chair Scott-Craig opened the public hearing at 7:03 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter

Associate Planner Martha Wyatt summarized the special use permit (SUP) request as outlined in staff memorandum dated April 24, 2015.

- **Applicant**
Steve Witte, Project Engineer, Nederveld, 217 Grandville Avenue, SW, Suite 302, Grand Rapids, stated the application contains information on Gilden Woods Learning Centers. He offered highlights of the project on the proposed site, noting two entrances off Association Drive will provide an entrance and exit for “short” buses which drop children off in the afternoon. Mr. Witte added the playground east of the building will be used for small groups of children. He stated the traffic study indicated the project will not make conditions worse on Okemos Road. Mr. Witte noted the traffic study indicated a desire for a right-turn taper off Okemos Road onto Association Drive which will be installed if required by the Ingham County Road Department (ICRD).

Mr. Witte explained that due to the nature of the business, it is imperative for the childcare to be open prior to the beginning of school (late August). As such, he was hoping for a decision tonight, the same night as the public hearing.

- **Public**
Leonard Provencher, 5824 Buena Parkway, Haslett, inquired as to who will be using the facility relative to the traffic making left hand turns from Okemos Road onto Association Drive He questioned how left hand turns would be handled from Okemos Road onto Association Drive and left hand turns out of Association Drive onto southbound Okemos Road during peak hours.
- **Planning Commission and staff discussion:**
Commissioner Deits inquired about the uses immediately to the north and northwest of the subject site.

Associate Planner Wyatt responded it was previously Cornerstone Church to the north and East End Condominiums to the northeast.

Commissioner Deits inquired as to who was noticed for this public hearing on the SUP request.

Associate Planner Wyatt responded that any property owner within 500 feet of the property line, which took into account the wetland use permit (WUP) as well.

Commissioner Deits asked if, in addition to the wetland mitigation process, there was a need for detention. He asked if both would be located on the same piece of land.

Associate Planner Wyatt responded there will be linear detention/mitigation and the applicant will be excavating the same amount as fill (approximately 12,000 square feet).

Commissioner Jackson asked if there is a requirement for automatic action by the ICRD/Michigan Department of Transportation (MDOT) after an intersection reaches a level of service (LOS) of F.

Associate Planner Wyatt replied the ICRD will provide a recommendation based on traffic data collected at the time of the request.

Commissioner Jackson asked for clarification on who will make the decision regarding the taper recommended by both traffic consultants.

Associate Planner Wyatt responded she believed it would be the ICRD.

Commissioner Honicky expressed safety concerns with vehicles traveling from Jolly Oak Road (from what he believed was the approved Forsberg project) cutting across Okemos Road to Association Drive to drop off children at the day care. He believed that not all of the contingencies have been thought through on how to navigate these roads, asking how the Township could have the ICRD look at the scenario he laid out.

Associate Planner Wyatt stated she would look into a way to address Commissioner Honicky's scenario with the ICRD.

Commissioner Tenaglia voiced support for the project as it meets the setback requirements and is a good use of the property in the area. She agreed that some of traffic traveling to and from the daycare will already be traveling on Okemos Road. Commissioner Tenaglia expressed hesitancy with "holding up" a project because of what may happen in the future. She stated this project cannot be held up because of the Forsberg project, which has not yet been approved.

Commissioner Ianni concurred with comments made by Commissioner Tenaglia, as the proposed Forsberg project is still in the rezoning phase. He noted it is unclear at this time whether the project will be approved and, if so, the timeline for construction. Commissioner Ianni did not believe a traffic study can be undertaken based on what may possibly happen in the future, but must be based on the present. He stated the traffic study showed the proposed development would not negatively impact traffic.

Commissioner Deits asked the applicant to explain the fencing around the site.

Mr. Witte responded the fencing will be a six (6) foot tall black vinyl coated chain link fence that begins in the northwest corner.

Commissioner Deits asked if it was the applicant's intent for a one way designation at the intersection.

Mr. Witte responded that was not the applicant's intent, but allow the flow of traffic to dictate movement.

Commissioner DeGroff believed it was the Planning Commission's job to take into account future development. He inquired as to how long the applicant has been working on the proposed project.

Mr. Witte responded the process commenced approximately three (3) months ago.

Commissioner DeGroff asked the applicant what steps would be taken over the next two (2) weeks if the Planning Commission granted approval of the SUP this evening.

Mr. Witte replied he would obtain the building permit and break ground once the permits were received.

Commissioner DeGroff inquired as to what it would mean to the applicant if they had to wait another two (2) weeks.

Mr. Witte responded it is his understanding the Township will not review and officially approve the site plan until the special use permit and wetland use permit are issued. He voiced concern that not opening the day care in August to coincide with the start of school will severely affect the business.

Commissioner DeGroff asked if the applicant could not open in August if a decision on the SUP was not made this evening.

Dan Boverhof, BBI Holdings, LLC, 7512 Unwind Drive, Middleville, stated his confusion over Meridian Township's approval process.

Associate Planner Wyatt outlined the steps within the process as follows:

- Approval of the SUP
- Ten (10) day appeal period after the SUP decision
- Published notice 15 days prior to site plan review (SPR) meeting
- Township staff has 30 days to review the SPR
- Ten (10) day appeal period after the SPR decision
- Building permit issuance

Commissioner DeGroff inquired if staff could begin the SPR portion to run concurrently with the SUP portion of the process.

Associate Planner Wyatt responded staff could discuss starting the SPR with the Director of Community Planning and Development.

Commissioner DeGroff noted the applicant is the entity who has the greatest opportunity to plan ahead and give notice. He believed it a good policy to adhere to in which the Township's allows that two-week period for residents to comment.

Commissioner Ianni questioned the benefit of the two (2) week delay, noting affected property owners have been properly notified. He stressed there is a time sensitivity factor for the applicant.

Commissioner Deits questioned what information would be received in the next two weeks which would affect Commissioners' decision on approval of the SUP.

Commissioner DeGroff acknowledged there possibly may be no new information which comes forward, but believed staff could move forward with the process in the interim, and no time would be lost in the approval process.

Commissioner Jackson inquired if the Fire Department had commented on fire truck maneuverability coming out of the parking lot at the edge of the cul-de-sac.

Associate Planner Wyatt responded the department did not offer any comment concerning a fire truck's ability to maneuver. She noted the Fire Department was supportive of the two (2) drives as it allowed two points of ingress and egress in the event of an emergency.

Commissioner Jackson inquired if the parking would have islands and trees.

Associate Planner Wyatt pointed out on the landscape plan the location of the parking islands and where street trees would be planted.

Chair Scott-Craig asked if the location of the six (6) foot tall fence behind the building was just past the five (5) foot sidewalk; in essence, six (6) feet from the building.

Associate Planner Wyatt responded in the affirmative.

Chair Scott-Craig noted the doors to the building open out, and was concerned with a potential safety issue for small children running back and forth in the fenced area.

Mr. Witte added the doors are made of glass so that individuals opening the door would be able to observe children in the fenced area.

Chair Scott-Craig offered a scenario which highlighted a safety concern that if something “happened” in the front of the building and exit was only accessible out the back, occupants could not move far enough away from the building.

Mr. Witte pointed out gates drawn on the plans.

Chair Scott-Craig inquired as to the existing LOS for turns onto Association Drive off Okemos Road. He inquired as to who would be paying for the taper.

Associate Planner Wyatt stated those questions will be answered during subsequent discussions with the ICRD.

Chair Scott-Craig inquired as to the percentage of traffic on Association Drive from this development as it was unclear in the traffic study.

Associate Planner Wyatt explained the existing peak-hour volumes as shown in Figure 4.

Chair Scott-Craig clarified that the majority of the traffic would be generated by this project.

Chair Scott-Craig addressed Planning Commission rationale for waiting two weeks to make a decision on the special use permit request. He inquired as to why staff cannot commence the SPR process prior to SUP approval by the Planning Commission.

Principal Planner Oranchak replied the process used by the Planning Department is to require SUP approval prior to initiating the next phase (published notice for the SPR hearing). She did offer staff could begin its review of the site plan prior to the SPR hearing.

Commissioner Deits believed it appropriate for Planning Commission members to consider extenuating circumstances on a case-by-case basis. He stated there is a clear practical economic reason why the applicant needs to open for business at a specific time and the up to two week delay is significant against that firm deadline. Commissioner Deits reiterated there has been no substantive concerns expressed with the design and the project has “almost no” neighbors who would object. He noted there is no public comment regarding the design of this project, despite being noticed of a possible decision during the meeting this evening.

Chair Scott-Craig closed the public hearing at 8:06 P.M.

- B. Wetland Use Permit #15-01 (BBI Holdings), request to impact regulated wetlands for the construction of a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing

Chair Scott-Craig opened the public hearing at 8:06 P.M.

- Summary of subject matter
Associate Planner Rick Brown summarized the wetland use permit (WUP) request as outlined in staff memorandum dated April 23, 2015.
- Applicant
Steve Witte, Project Engineer, Nederveld, 217 Grandville Avenue, SW, Suite 302, Grand Rapids, spoke to the low quality wetland located in the center of the two (2) lots created when Association Drive was constructed. He indicated the applicant's wetland consultant has reviewed the wetland and created a new delineation. Mr. Witte stated the Township's consultant has also reviewed the wetland, noting no problems with the request before the Planning Commission as the wetland is of low quality with primarily invasive species and reed canary grass.

Mr. Witte offered a depiction on the overhead projector of the building outline, the existing wetland to be filled in, the wetland to remain and the mitigation. He stated his intent to sheet flow the storm water from the northwest corner of the parking lot to the wetland in a bioswale for pretreatment. He noted that the roof water will be connected to an existing 12" stormline which flows into Association Drive but offered to have the roof water flow to the north and using another bioswale, thereby feeding the wetland. Mr. Witte stated the wetland is not needed for detention, as there is a large pond/lake at the northeast corner of Association Drive and Okemos Road where all the storm water from the subject site ends up in this pond.

- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, voiced opposition to approval of the WUP as more than 50% of the building is "straddling" the wetland. He believed a greater proportion of the water will run down the street as a result of this development. Mr. Provencher voiced concern the lack of planning on the applicant's part does not require urgent action on the part of the Planning Commission.
- Planning Commission and staff discussion:
Commissioner Honicky noted an initial soil boring went down approximately 16 feet before it struck water and the water leveled to eight (8) feet after approximately three (3) hours. He indicated another soil boring of 12 feet before it struck water and the water subsequently leveled to approximately six-seven feet. He voiced concern the applicant will "dig out" the wetland dirt and groundwater will be so close that it will affect the foundation.

Mr. Brown responded the question posed by Commissioner Honicky is best addressed by an engineer; however, when the Township's wetland consultant reviews WUP requests, she recommends some of the soils from the existing wetland be used in the mitigation area to vegetate and seed the area. He noted there are ways in which to engineer for poor soils.

Mr. Witte showed the lowest part of the site is 885 feet above mean sea level, and the finished floor of the building will be 889 feet above mean sea level, four (4) feet higher than existing grade. He stated the soil borings mentioned earlier were performed in 2008 which showed water at 11 feet and at three (3) feet after boring. From a constructability standpoint, Mr. Witte stated the building will not be lower than the road. He added if there is any soggy material underneath the building, it will be removed and replaced with engineered or clean fill. Mr. Witte reiterated the flow of storm water on the property, adding he has received verbal approval of the storm water plan from Dave Love at the ICRD.

Commissioner Deits addressed the need for monitoring the mitigation wetland for (5) years and inquired about constructing the condition to allow for flexibility.

Chair Scott-Craig inquired about saving a tree line on the northern boundary of the property.

Mr. Witte replied all trees on the northeast would stay.

Chair Scott-Craig suggested the applicant remove all the trees which are no longer living.

Chair Scott-Craig closed the public hearing at 8:24 P.M.

- C. Special Use Permit #15041 (Triestram and Dorner), request to construct a deck in the 100-year floodplain at 4303 Tacoma Boulevard with a request for a decision the same night as the public hearing

Chair Scott-Craig opened the public hearing at 8:24 P.M.

- Summary of subject matter
Associate Planner Rick Brown summarized the SUP request as outlined in staff memorandum dated April 23, 2015.
- Applicant
Holly Triestram and Robert Dorner, 4303 Tacoma Boulevard, Okemos, stated six (6) 4" X 4" posts were removed and they desire to install three (3) posts to support the deck to the second floor. Ms. Triestram indicated the deck does not exceed the depth of the portion of the house that would block the water from removing the deck in the event of a flood.
- Planning Commission and staff discussion:
Commissioner Honicky inquired if the request is to place three 4" X 6" posts in the area.

Commissioner DeGroff indicated the only reason the applicant is before the Planning Commission is because of the location of the deck in the floodplain.

Chair Scott-Craig indicated three post holes would not change much on the property, noting the street drops off considerably from that point.

Associate Planner Brown replied the lot drops 16 feet right at Tacoma Boulevard to the water's edge.

Commissioner DeGroff stated he did not believe any one had an interest in a deck relative to the request to make a decision the same night as the public hearing.

Commissioner Deits added that although this is a minor project and not objectionable, there has been no reason presented to suspend the rules.

Commissioner Ianni believed businesses and homeowners should be held to the same standard in the process. He indicated there is no compelling reason to delay this project for another two (2) weeks.

Commissioner DeGroff clarified the only reason this applicant is before the Planning Commission is due to the deck's location in the floodplain and he failed to see anyone having a concern regarding the subject deck's location.

Chair Scott-Craig inquired of the applicant if the two week delay would have any effect on their ability to carry out the proposed project in a timely manner.

Ms. Trietstram replied two (2) weeks would not make a difference.

Chair Scott-Craig closed the public hearing at 8:35 P.M.

7. Unfinished Business

- A. Special Use Permit #15-83251 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and 8 fueling stations at 4884 Marsh Rd.

Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated April 23, 2015. She noted Kroger has provided an update on the traffic impact assessment in response to concerns expressed at the last Planning Commission meeting.

Stephen Webster, 37704 Hillstech Drive, Farmington Hills, clarified some of the mislabeled exterior elevations presented at the last meeting.

Commissioner Ianni 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 #15-83251 (Kroger) to construct a gasoline station at 4884 Marsh Rd. subject to the following conditions:

- 1. Approval of the special use permit is in accordance with the site plan prepared by The Project Collaborative received by the Township on February 19, 2015, subject to revisions as required.**
- 2. Special Use Permit #15-83251 is subject to all conditions placed on the original special use permit to construct the Meridian Towne Centre shopping center (SUP #83521) and all subsequent amendments.**
- 3. A minor amendment to SUP #83251 is required to amend the overall size of the shopping center which will run concurrent with site plan review.**
- 4. Final site plan approval is subject to the Director of Community Planning and Development.**
- 5. The applicant shall install a row of trees along the west property line, the exact number, size type, and location subject to approval by the Director of Community Planning and Development.**
- 6. The applicant shall obtain all other necessary and applicable permits and approvals from the Township Department of Public Works and Engineering, the Michigan Department of Environmental Quality (MDEQ), and all other relevant entities.**
- 7. Prior to construction the applicant shall obtain a building permit from the Township for the proposed gasoline station.**

Seconded by Commissioner Honicky.

Planning Commission and applicant discussion:

- Concern with the need for a stop sign immediately south of the Kroger building traveling west along the internal service drive
- Applicant indicated willingness at the last meeting to incorporate any internal traffic signage requested by the Planning Commission at site plan review
- Request is not controversial
- Effect of this development on the intersection of Newman Road and Central Park Drive
- LOS is C at the Newman Road/Central Park Drive
- Applicant obtained direction on the scope of work for the traffic study from the Township and the ICRD

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson,
Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

- B. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive with a request for a decision the same night as the public hearing

Commissioner Deits moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #15031 the same night as the public hearing. Seconded by Commissioner Tenaglia.

ROLL CALL VOTE: YEAS: Commissioners Deits, Ianni, Tenaglia

NAYS: Commissioners DeGroff, Honicky, Jackson, Chair Scott-Craig

Motion failed 3-4.

- C. Wetland Use Permit #15-01 (BBI Holdings LLC), request to impact regulated wetlands for the construction of a child care center at 2172 and 2190 Association Drive

Commissioner Deits moved to table Wetland Use Permit #15-01. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Process for approving the WUP without the corresponding SUP

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Chair Scott-Craig

NAYS: Commissioner Tenaglia

Motion carried 6-1.

- D. Special Use Permit #15041 (Triestram and Dorner), request to construct a deck in the 100-year floodplain at 4303 Tacoma Boulevard with a request for a decision the same night as the public hearing

Commissioner Jackson moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #15041 the same night as the public hearing. Seconded by Commissioner Ianni.

PC discussion:

- Letter of support from a neighbor
- Work in the floodplain for this deck would not have an impact on surrounding property owners
- Request for suspending the rules has less impact than the previous request
- No compelling reason to suspend the Planning Commission's bylaws for this request

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Tenaglia

NAYS: Commissioners Deits, Honicky, Jackson, Chair Scott-Craig

Motion failed 3-4.

8. Other Business

- A. 2015 Planning Commission Meeting Schedule Amendment

Commissioner Deits moved [and read into the record] NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby revises the 2015 meeting schedule by adding a work session meeting on Thursday, May 21, 2015. Seconded by Commissioner Ianni.

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Deits, Honicky, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

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

Commissioner Deits reminded residents of the May 5th Special Election and urged voters to get out and vote.

Chair Scott-Craig announced a meeting to obtain public input on the Master Plan for Thursday, May 21, 2015 at 7:00 P.M. in the Town Hall Room. He noted that both he and Commissioner Jackson attended the April 21, 2015 Board meeting and invited Board members to participate as well.

10. New applications

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River
- C. Mixed Use Planned Unit Development Concept Plan at the Executive Office Park site (5020 Northwind Drive)
- D. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD layout for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

11. Site plans received

- A. Site Plan Review #15-04 (MF Okemos), request to construct a retail building with drive-through window at 2049 Grand River Avenue

12. Site plans approved

- A. Site Plan Review #15-02 (Aaron Hanson), request to establish a brewery at 4903 Dawn Avenue

13. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, indicated there was once a bank located between the entrance to Meridian Mall and Burger King which began crumbling because it was built on a wetland. He added that, relative to Wetland Use Permit #15-01, even the best laid engineering plans can “fail.” Mr. Provencher believed the proposed day care project (Special Use Permit #15031) is being built in the Smith Drain and there is currently a study underway of the Smith Drain for another project. He urged caution in developing this area moving forward

Chair Scott-Craig closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:07 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

Robert J. Luebke

4300 Tacoma Boulevard

Okemos, MI 48864

Tel: 517-349-2888

Cell: 517-648-4900 e-mail: robluebke@aol.com

April 20, 2015

Meridian Township Board
Municipal Building
5151 Marsh Road
Okemos, MI 48864

Dear Honorable Township Board Members

Because I may not be able to attend the Meeting to discuss the Use Permit for requested by the Donner/Tristram Family located directly across the street. I highly support their request as the ultimate fixture to their house will provide protection, comfort and recreational and entertainment opportunities for themselves, family and friends.

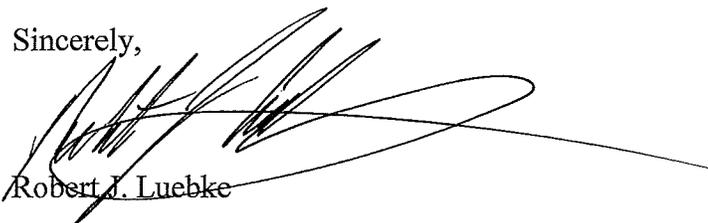
These individuals have been wonderful neighbors and care takers of our neighborhood. They have maintained their home and property to the highest standards. They have provided support and help to neighbors making them deserving individuals in their Use Permit request.

Please allow them the opportunity to enhance their home and the look and feel of our neighborhood.

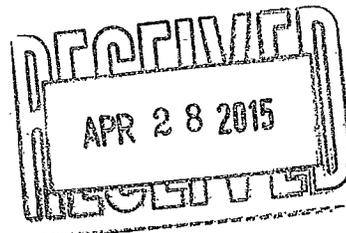
If I can provide any more information, please contact me.

Thank you for reading this letter as part of the public response to their request.

Sincerely,



Robert J. Luebke



**Mixed Use Planned Unit Development #15014
(Campus Village Development)
May 8, 2015**

APPLICANT: Campus Village Development
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Option to purchase

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: C-2 (Commercial)

LOCATION: 2655 Grand River Avenue

AREA OF SUBJECT SITE: Approximately 12.65 acres

EXISTING LAND USE: Shopping Center

FUTURE LAND USE: Commercial

**EXISTING LAND USES
IN AREA:** North: Commercial
South: Residential
East: Residential
West: Industrial

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: RAA (Single Family, Low Density)
East: RAA (Single Family, Low Density)
West: I (Industrial)

FUTURE LAND USE MAP: North: Commercial
South: Residential (1.25-3.5 DU/A)
East: Residential (1.25-3.5 DU/A)
West: Industrial

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: May 8, 2015

RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

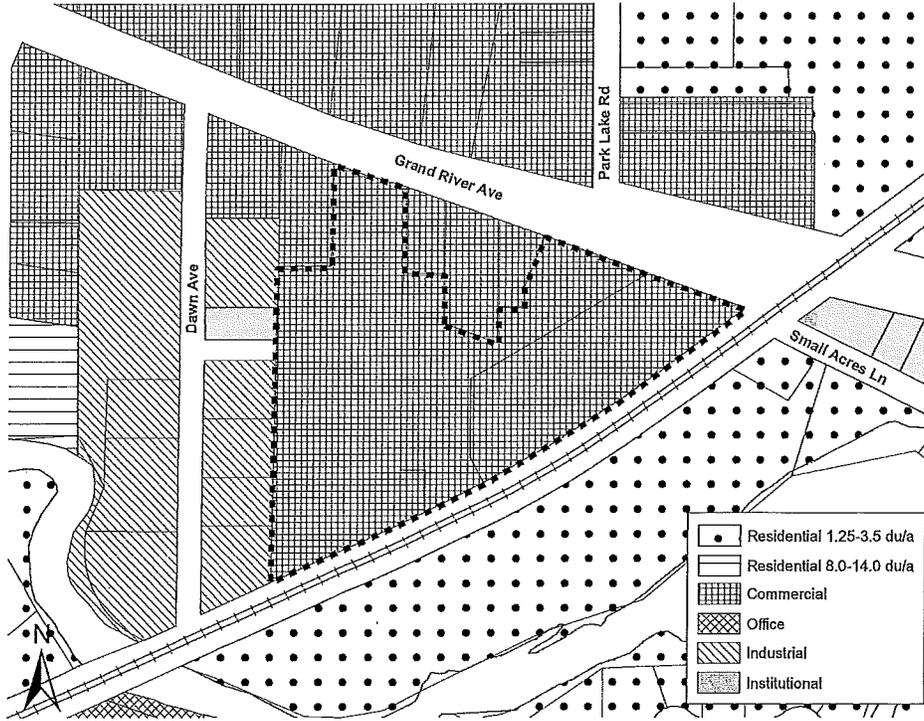
Campus Village Development, prospective property owner, has submitted a proposal to establish a mixed use planned unit development (MUPUD) on the property located southwest of the intersection of Grand River Avenue and Park Lake Road. The site, addressed as 2655 Grand River Avenue, consists of three parcels and is currently known as Meridian Pointe. The existing commercial development was approved as a shopping center in 1997 under Special Use Permit #96141, with three building sites, for a total of 107,500 square feet. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building for a total of 54,547 square feet. The third building pad, west of the Salvation Army store is vacant. The proposed MUPUD combines the existing retail building with new multiple family housing and mixed use buildings, which will occupy the entire 12.65 acre site. The site is zoned C-2 (Commercial) and is located in Section 20 of the Township.

The project, called "The Avenue on Grand River" includes the construction of 10 new multi-story buildings plus the existing retail building. Eight apartment buildings and two mixed use buildings (retail and residential units) are proposed and include a clubhouse/community center and an on-site business center (entrepreneurial hub). The 222 residential units include one, two, and four bedroom configurations with a total of 412 beds. The residential portion of the project is approximately 166,066 square feet. Approximately 8,865 square feet of new retail is proposed in the mixed use building. In combination with the existing retail space (54,547 square feet), approximately 63,412 square feet of retail space is provided.

The *proposed* amenities include an outdoor fitness park and outdoor gathering spaces for residents and the public; public bus stop and shelter on Grand River Avenue; dog park for use by the residents and the public; covered bicycle parking; clubhouse/community center; recreational resources (swimming pool, gazebos, courtyards); pocket parks; entrepreneurial hub/business center; sidewalk planters, balconies; and LED light fixtures for outdoor lighting. Additional amenities will be discussed in the Staff Analysis section of this memorandum.

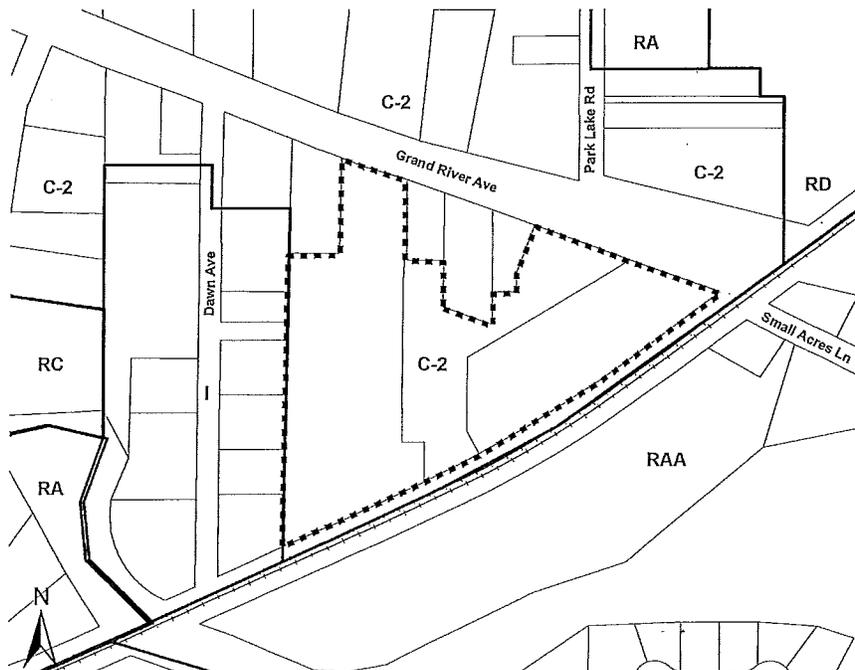
Based on the Cover Sheet information the gross floor area of all buildings, existing and proposed, is approximately 235,640 square feet. A special use permit (SUP #15051) is also required for buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Commercial.

ZONING MAP

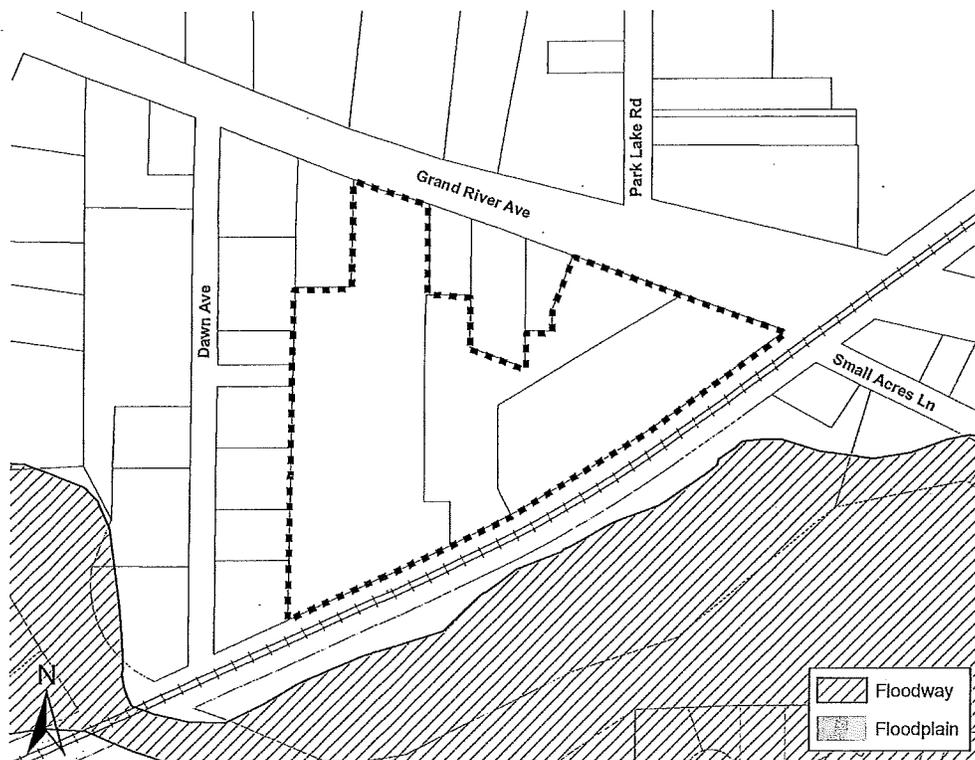


The entire project area is located in the C-2 (Commercial) zoning district. The C-2 zoning district requires a minimum lot area of 4,000 square feet and 100 feet of lot width. At approximately 12.65 acres, the subject site exceeds the minimum lot area and also exceeds the lot width with approximately 603 total feet of frontage along Grand River Avenue (includes all 3 parcels).

Physical Features

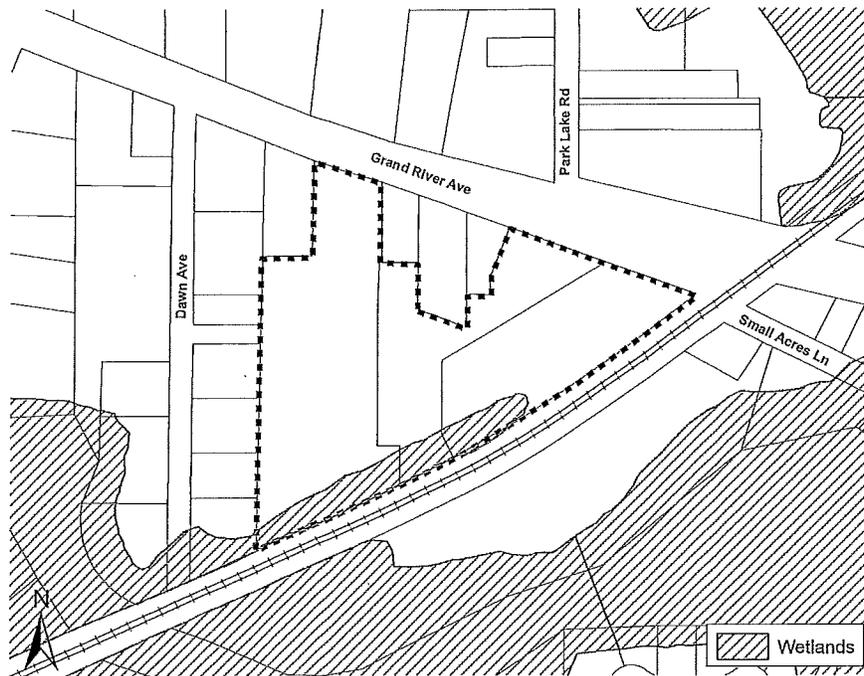
The subject site was originally developed for a shopping center in 1997 as approved under Special Use Permit #96141. The final building pad west of the Salvation Army store has been vacant for the last 17 years. Parking, landscaped areas, and two detention ponds were installed as part of the original development. A grassy area designated for future parking spaces is located east of the western entrance drive. A Natural Features Study was not required for the proposed project as the site is already developed.

Floodplain



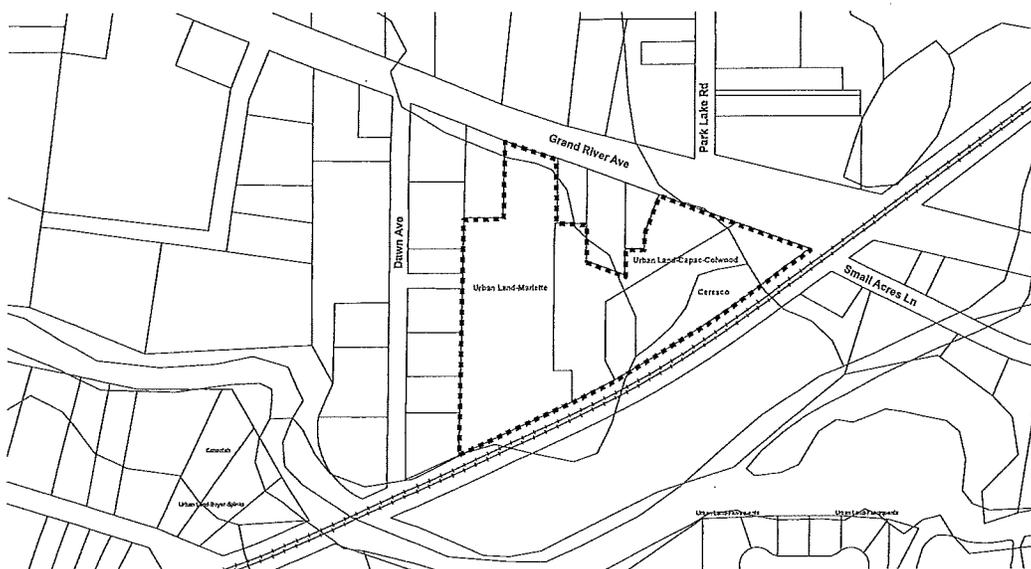
The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain areas appear to be limited to the banks of the river in this area and seem not to extend onto the project site.

Wetlands



The wetland map is intended only as a guide. The wetland area along the southern portion of the subject site was reviewed under previous applications associated with the shopping center (Rezoning #95130 and Special Use Permit #96141). It was determined at that time the wetland (Township Wetland #20-5) was located in a ditch in the railroad right-of-way and was too small to be regulated.

Soils

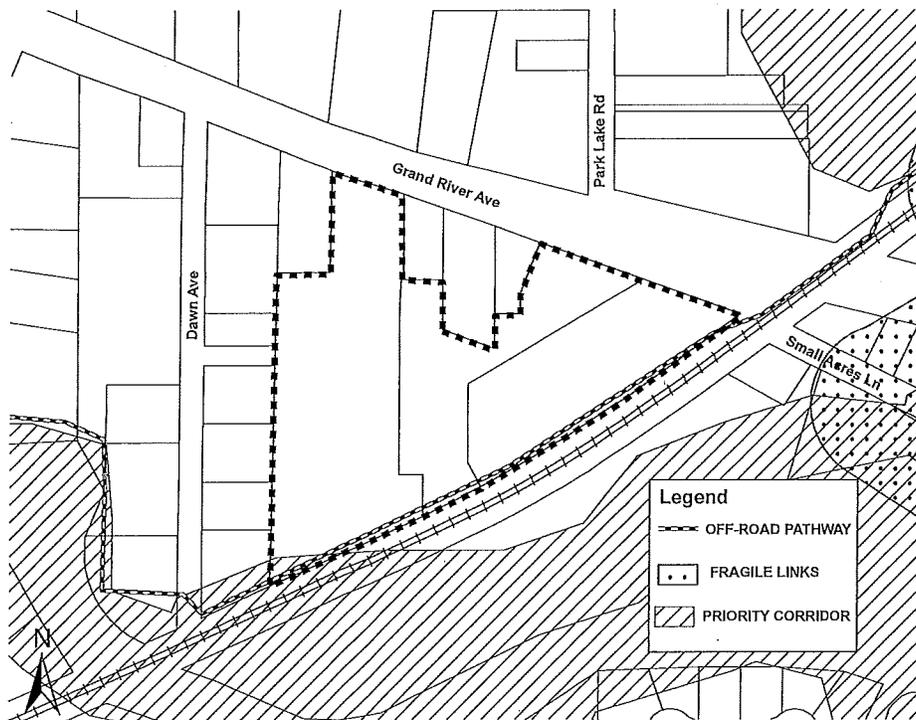


The following chart summarizes soil information for the site:

SOIL ASSOCIATION	SEVERE BUILDING SITE LIMITATIONS
Urban Land Capac-Colwood	Severe: ponding; wetness
Urban Land Marlette	Slight limitations
Ceresco	Severe: flooding; wetness

Source: Soil Survey of Ingham County, Michigan, 1992.

Greenspace Plan



The Township Greenspace Plan shows the southwest corner of the site as a “Priority Conservation Corridor” (PCC). A PCC is a network of ecologically significant open spaces. In this case the PCC is associated with off-site areas where the Red Cedar River, associated floodplain, and wetlands are shown. An Off-Road Pathway is shown along the south property line of the subject site.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining where certain features could be located such as the Off-Road Pathway or Priority Conservation Corridors.

Streets and Traffic

Grand River Avenue provides access to the site via two existing driveways; the eastern driveway aligns with Park Lake Road which is a signalized intersection; and the western driveway is a stop-controlled driveway and aligns with Sparrow Urgent Care, on the north side of Grand River Avenue (2682 Grand River Avenue). The western driveway provides the only access to parking associated with Denny's Restaurant (2701 Grand River Avenue).

Grand River Avenue is four lanes with a center turn lane; it is classified as a Principal Arterial in the 2005 Master Plan. The posted speed limit is 45 MPH and the roadway is under the jurisdiction of the Michigan Department of Transportation (MDOT). A traffic count taken in 2013 by MDOT between Hamilton Road and Brookfield Street indicates an average of 28,000 vehicles traveled Grand River Avenue in a 24 hour period (Average Daily Traffic or ADT). An average of 7,468 vehicles traveled Park Lake Road in a 24 hour period between Grand River Avenue and Mansfield Drive per the 2008 Ingham County Road Department (ICRD) traffic count. Northwind Drive, located approximately 900 feet west of the subject site, forms a T-intersection at Grand River Avenue and is signalized. Traffic count information for Northwind Drive was not available from the ICRD.

The applicant's Traffic Impact Study, prepared by Fleis and Vandenbrink, dated April 13, 2015, studied the following intersections: Grand River Avenue (M-43) and Park Lake Road; M-43 and Denny's Restaurant driveway (2701 Grand River Avenue), which is the western driveway of subject site; and M-43 and Northwind Drive. The study provides level of service (LOS) analysis at three intersections for current, background, and future traffic during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak weekday hours.

Trip generation for future traffic is provided and is based on data from the Trip Generation Manual published by the Institute of Transportation Engineers (ITE), 9th Edition and the Trip Generation Handbook 2nd Edition. Using ITE Land Use Codes 220 (Apartment) and 820 (Shopping Center), approximately 1,820 ATD are projected. The AM peak hour generates 121 total trips (28 trips in and 93 trips out). Afternoon peak hour traffic generates 161 total trips (101 trips in and 60 trips out). These figures represent the combined totals for the apartment and retail uses, as summarized in Table 5.

Under future conditions the report notes the northbound right turn movement will operate at a LOS of E and eastbound through movement will operate at a LOS of F during the PM peak period at the intersection of M-43 and Park Lake Road. Southbound right turn movement at M-43 and Park Lake Road will continue to operate a LOS of E during both AM and PM peak periods. The study suggests a northbound right turn overlap phase and minor signal timing adjustments be made at the M-43/Park Lake Road intersection in order to improve movements at that intersection. Per the study, it is anticipated long vehicle delays will continue to occur at the subject site's west access driveway (stop-controlled site western driveway) for northbound traffic in the PM peak period.

The Township's Traffic Consultant reviewed the traffic study and recently visited the site, observing traffic volumes at the west access driveway adjacent to Denny's Restaurant (2701 Grand River). He noted concerns regarding future traffic entering the driveway from the west (100 vehicles) and east (22 vehicles), along with traffic trying to exit the site.

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In his opinion, the western driveway should be used solely for Denny's Restaurant and traffic associated with The Avenue should use the signalized eastern driveway at Park Lake Road and Grand River Avenue.

Bus Route 1, Capital Area Transportation Authority (CATA) runs along Grand River Avenue from the capital to Meridian Mall. A bus stop is currently located on the south side of Grand River Avenue, near Kildea Kar Kare (2649 Grand River Avenue) for eastbound travel. For westbound travel a CATA bus stop is located on the north side of Grand River Avenue between 2682 (Sparrow Urgent Care) and 2660 Grand River (Art Van Pure Sleep). As an amenity, the applicant is proposing to relocate the bus stop and add a bus shelter north of Block 1 on Grand River Avenue. The location may be subject to review and approval from other entities such as CATA and MDOT.

The applicant's traffic study was sent to MDOT however comments were not received prior to the completion of this memorandum

Utilities

The Department of Public Works and Engineering has indicated municipal water and sanitary sewer are available to serve the site. Looping of the watermain may be required and will be reviewed in more detail during site plan review. The site plan shows a schematic layout for stormwater management which includes filling in approximately 2/3 of the existing detention basin in the southwest corner of the site to create parking areas. A more thorough stormwater plan including calculations will be required during site plan review. Review and approval from the Ingham County Drain Commissioner's office may also be required.

The applicant sent copies of the development plans to the Ingham County Drain Commissioner's office (ICDC) for their review. Written comments from the ICDC were not been provided prior to the completion of this memorandum.

Staff Analysis

As background information, approval of the original shopping center (Special Use Permit #96141) included a condition that restaurants be prohibited from locating on the site through a deed restriction. A copy of the deed restriction was not found in the files. A parking deferral was approved by the Township Board as part of SUP #96141 for the deferment of the construction of 30 parking spaces. Currently this area is lawn and is located east of the western entrance drive, approximately where Block 1 is proposed.

The proposed project is a request to establish a mixed use planned unit development (MUPUD), at the existing shopping center. The project includes the existing multitenant retail building and associated parking and ten new buildings, parking and site amenities. The existing and proposed buildings are designated as blocks on the plans, as described below:

Block 1: Mixed use, 4-story building with approximately 8,865 gross square feet of retail on the ground floor and 27 apartment units on floors 2 through 4.

Block 2: Five, 3-story buildings. Four detached buildings are set in a quadrangle format with an interior courtyard. The clubhouse/community center (3,730 square feet) is located on first floor of the northern building. The courtyard offers recreational resources (swimming pool, gazebo, grill bar) and covered bicycle parking.

The fifth building is a 3-story mixed use building, located on the west side of existing retail building. The mixed use and existing retail building are not physically attached but appear as such. The entrepreneurial hub/business center (1,615 square feet) is located on the first floor and apartment units are located on floors 2 and 3. A combined total of 110 apartment units are provided in Block 2

Block 3: Four, 3-story (detached) buildings are set in a quadrangle configuration with an interior courtyard. The courtyard provides gathering spaces, grill bar, and bicycle parking. A total of 84 apartment units are located on floors 1 through 3.

Block 4: Existing retail building with three tenants totaling approximately 54,547 square feet of retail space.

The combined total of retail space of existing retail space (54,547 sq. ft.) and proposed retail space (8,865 sq. ft.) is approximately 63,412 square feet. The 222 apartments total approximately 166,066 square feet. Other areas such as the business center, clubhouse/community center and maintenance areas sum up to an additional 6,126 square feet. The combined total of all buildings (existing and proposed) is approximately 235,640 gross square feet.

Different apartment options are offered with 1-bedroom (392 square feet), 2-bedroom (924 square feet), and 4-bedroom (1,215 square feet) units. Sample floor plans are provided.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance provides flexibility for the Planning Commission and Township Board to set appropriate standards during the review process (Section 86-440(f)(1)).

The following waivers are assumed:

Impervious Surface

C-2 zoned sites may be up to 70 percent impervious. The proposed impervious coverage is approximately 78.86 percent.

Loading and Unloading space

A dedicated loading and unloading space is required for every building with over 500 square feet of gross floor area (Section 86-721(b.)). The plans indicate loading/unloading spaces along the south side of the existing retail building however a loading space is not provided near the proposed mixed use building in Block 1.

Parking

Per Section 86-755, the standard motor vehicle parking requirements for commercial uses and multiple-family uses are as follows:

Motor Vehicle Parking:

Multiple-Family Use	2 spaces for each dwelling unit plus 25% for future parking
Shopping center	4 to 4½ spaces per 1,000 gross square feet (Between 25,000-400,000 sq. ft.)

A typical 222 multiple family housing project would be required to construct 444 parking spaces and reserve an area where 111 additional parking spaces could be constructed if the need arose (555 parking total spaces).

Parking for a shopping center with approximately 63,412 gross square feet of retail space (existing and proposed) would require a minimum of 254 and a maximum of 286 parking spaces. The proposed project would require a combined total of 809 parking spaces (residential plus retail uses). The plan shows 533 parking spaces thus the site is short 376 parking spaces using the traditional parking standards. Approximately 301 parking spaces are located near the proposed apartment and mixed use buildings. The number of required motor vehicle parking spaces could be reduced up to 10% (81 parking spaces) when bicycle parking is provided. A reduction of one motor vehicle parking space is allowed for every two bicycle parking spaces provided on-site, but no more than 10% of the required number of motor vehicle parking spaces (Section 86-760).

Parking Design Standards

Parking design standards for required landscaped buffers are outlined in Section 86-756(14). Where adjoining the same or other nonresidential district a 15 foot wide landscape buffer is required between the parking area or its associated internal access or service drives. The following table summarizes the proposed setbacks:

	<u>Standard Setback</u>	<u>Proposed Setback (nearest point)</u>
Parking	15 feet	North: 5 feet South: 2.0 feet East: 6.4 feet West: 0.75 feet

Landscaping

Landscaping should generally comply with the provisions of the Code of Ordinances per Section 86-440(f)(4) of the MUPUD ordinance. Section 86-758 outlines the typical landscape requirements for off-street parking areas including: landscaped islands at least 10 feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces and two interior canopy trees per ten parking spaces. A preliminary landscape plan has been provided for the proposed development (areas related to Block 1-3) however information on the existing landscaping is not provided.

Regarding the proposed landscaping, the plans do not provide the required square footage of interior landscaping nor the required number of interior canopy trees as outlined in Section 86-758 (Landscaping). Street trees (Section 86-473) are not shown on the plan however the applicant has explained to staff street trees will be provided along the frontage of the site and thus a waiver is not required.

Design Standards-General Restrictions

The design standards in the MUPUD ordinance states residential uses shall be located as far as possible from railroad tracks (Section 86-440(f)(1)c.). If using the standard outlined in Section 86-470, a 175 foot setback from a railroad right-of-way is typically required. The plans note the southeast corner of the southern building in Block 3 is approximately 71 feet from railroad right-of-way. A portion of the eastern building and all of the southern building in Block 3 are located within 175 feet of the railroad right-of-way.

Architectural design

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. Scaled building elevations have not been provided, however it appears this standard has not been met for the apartment buildings in Block 2 and 3.

The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 district.

Location. The project site is zoned C-2 (Commercial). Any use permitted by right or by special use permit in the underlying zoning as well as residential uses, is permitted in the MUPUD.

Uses and Density. Single- and multiple-family uses are allowed up to a density of 14 dwelling units per acre when a site is being redeveloped for a use permitted by right or by special use permit in the underlying district and on the same parcel of land (Section 86-440(c)(2)c.). The plan shows a total of 222 residential units spread over approximately 12.65 acres, resulting in an overall residential density of approximately 17 dwelling units per acre (du/a). The maximum density for a redevelopment MUPUD may be increased to no more than 18 du/a when a project offers four or more additional unique and extraordinary amenities. The applicant has provided more than four amenities.

Amenities. One or more amenities are required for every MUPUD project and should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance.

The site plan lists the following amenities grouped by category in Sheet 5:

1. Conservation: LED site lighting-all exterior lights.
2. Environment: Site recycling of trash.
3. Accessibility: Relocate bus stop near the western entrance driveway; Foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on-site.
4. Parks: Public recreation resources-fitness park; dog park.
5. Social Interaction: outdoor gathering resourced-pocket parks; seating plazas visible to the street; private courtyards; public internet; bus stop.

6. Site and building design: underground utilities; upper floor balconies; sidewalk planters; consolidation of multiple parcels into one facility.

Building Height. The maximum building height for a MUPUD project is 45 feet. The height of the mixed use building in Block 1 is 45'-6" to the parapet wall. This building has a flat roof which is 2-3 feet below the top of the parapet wall so the actual building height is less than 45 feet. The height of the mixed use building (has a flat roof) in Block 2 is 45'-5" to the parapet wall. The apartment buildings in Block 2 and 3 have peaked roofs and the building height for each building is 38'-2".

Building materials. Sample building materials will be provided at the public hearing. Per the building elevations, the exterior finish materials will include brick, round face/CMU concrete block, fiber cement lap and shake siding, and clear anodized aluminum storefront system on the mixed use buildings and the north façade of the clubhouse/community center building. Asphalt shingles are proposed for the roofing on the apartment buildings.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks are planned however examples of designs and materials have not been provided for consideration.

Two 2-stall dumpster enclosures are shown however elevation drawings of the enclosures and have not been provided.

Bicycle Parking:

1 bicycle parking space for every
10 motor vehicle parking spaces required
(not less than 2, not more than 50)

MUPUD Section 86-440(f)(3)d. states bicycle parking shall be separated from automobile parking in visible locations. The site plan shows 189 bicycle racks (378 bicycle parking spaces) scattered throughout the new development area including covered bicycle parking in the interior courtyards of Block 2 and 3.

Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c. and the site plan is generally in compliance.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371 and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height. A photometric plan and examples of light fixtures have not been submitted. LED light poles are labeled on the site plans.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process. A formal sign program has not been submitted however individual wall signs are shown on the elevation drawings for the proposed retail tenant spaces. The site has two existing freestanding signs, one at each entrance drive. The signs have slots available for new tenant signage.

Sidewalks.

Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle Pathway system. The existing 7-foot wide Pedestrian/Bicycle pathway along Grand River Avenue is shown on the site plan. Internal circulation is provided via 5-foot wide sidewalks around the proposed buildings with connections to the existing internal sidewalks. Stripped crosswalks are provided in various locations in the parking areas.

A pocket park with paver patio and connecting sidewalk from the pathway on Grand River Avenue into the subject site are proposed. This is located near the western driveway and the relocated bus stop.

The Township Pedestrian/Bicycle Pathway Master Plan shows a cross country pathway south of the Grand Trunk Western Railroad tracks. The railroad and right-of-way parallels the south property line of the subject site. In reviewing the plans, the Township Engineering Department has expressed a preference that the cross country pathway be located within the subject site and be constructed as part of the MUPUD project.

Other

The Township Development Review Committee reviewed the plans and offered the following comments.

Fire Department:

- A fire suppression system is required for the proposed buildings.
- Fire alarm is required.
- Access for fire and safety vehicles appears to be adequate throughout the site.
- Additional fire hydrants may be required dependent on the fire suppression system.

Parks Department:

- Crosswalks should be striped at each end of the linear fitness park.
- The dog park should be enlarged if possible.
- A pathway easement should be provided between the railroad right-of-way and the development.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A motion will be provided at a future meeting.

Attachments

1. Application and supporting materials
2. Letter from William Savage, P.E., dated April 30, 2015
3. Site Plans dated May 6, 2015, prepared by KEBS, Inc.
4. Building Elevations/Perspective Drawings and Floor Plans prepared by Progressive AE

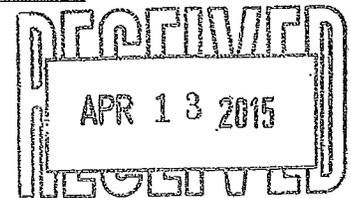
CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant Campus Village Development
Address of Applicant 919 West University Drive Suite 700 Rochester, MI 48307
Telephone - Work 248-609-0412 E-Mail greg@campusvillage.com Fax 248-609-0438
Interest in property (circle one): Owner Tenant Option Other _____
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2655 Grand River
Legal description (please attach if necessary) See Attached Survey
Current zoning C-2
Project name The Avenue on Grand River
- C. Developer (if different than applicant) Same As Applicant
Address N/A
Telephone: Work N/A E-Mail N/A Fax N/A
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Kebs, Inc. -- Jeff Kyes, P.E.
Address 2116 Haslett Road Haslett, Michigan 48840
Telephone(s) 517-339-1014 E-Mail jkyes@kebs.com Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 12.57 Net 12.57
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type Retail | Clubhouse | Entrepreneurial Hub
 - b. Percent of project area 62%
 - c. Total square feet for non-residential uses 68,186
 - d. Usable floor area 54,549
 - e. Number of employees TBD
 - f. Hours of operation TBD (Based on Tenant mix)
 2. Residential Uses:
 - a. Percent of project area 38%
 - b. Total dwelling units 222
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent 222 Condo _____
 - v. Number of other dwellings: for Rent _____ Condo _____



3. Parking:
 a. Non-residential uses _____
 b. Residential uses 533
4. Proposed Amenities: Type See Attached Amenities Plan
 (General) Type _____
 Type _____
 Type _____

- Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

G. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

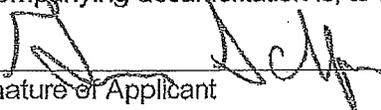
10. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 11. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
 12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 13. A sign program illustrating size and location of each proposed sign type.
 14. A lighting plan (see Chapter 38, Article VII).
 15. Copies of comments from reviewing agencies such as, but not limited to, the following:
 - Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)
 - The appropriate school board (as applicable)
- H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one).

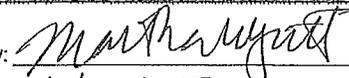
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

04/13/2015
Date

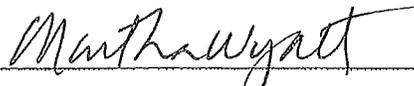
Greg Schaefer
Type/Print Name

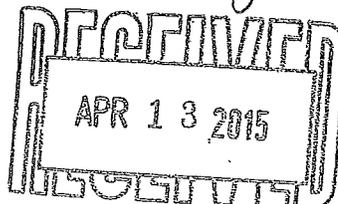
Fee: 1610.00

Received by: 
Date: 4/13/15

Pre-Application Meeting Held: 3/12/15 Date

Application Complete: 4/17/15 Date

By:  Staff



The Avenue on Grand River

APR 13 2015

The Avenue on Grand River is a mixed use retail and housing development that combines existing retail with new housing and new retail into a new vibrant community. The project will be located at 2655 E. Grand River. Three retail entities, Food for Living, State of Fitness, and Salvation Army are currently located on the site. The project will convert a retail site that has sat vacant for over 17 years into a new community that encompasses all the aspects of new urbanism. The project combines both horizontal and vertical mixed use elements into a warm and inviting walkable community. The project incorporates many public spaces that can be used not only by the site residents, but by all community residents. By combining residential housing with significant existing and new site retail and public spaces, a walkable community is created where residents can fulfill their needs for shopping, other activities and relaxation directly on site.

The project will add 15,040 square feet of new retail and community space and 165,939 square feet of new housing to the existing 53,616 square feet of retail already on the site. The residential portion of the development will be comprised of 222 units in one, two and four bedroom configurations. The majority of the residential units are one and two bedroom with a bedroom to unit ratio of 1.86 for the entire community. The majority of the new retail space will be located on the first floor of a new vertical mixed use building located on the northern portion of the site adjacent to Grand River. Additional new commercial space will be located as an extension on the west end of the existing retail. The new residential housing will be located above the new retail, and in two housing clusters centered around interior court yards on the west side of the site. The residential units will have high end finishes with granite countertops, dark wood cabinets, and faux wood flooring. With the focus towards older students and young professionals, technology will be emphasized both in the units and the amenities. In addition the units will be furnished.

The entire site includes many amenities for use by both residents and non-residents of the community. In the conservation category, all exterior lighting for the community will be LED fixtures. Site recycling of trash will be undertaken to help preserve the environment. We are planning to relocate the bus transit stop to the front of the community and make it a gathering space by adding benches, flower boxes, and public WIFI access. Foot and bicycle pathways through the community connecting to the existing township system will provide additional means of accessibility to the project. In addition we will provide significant bicycle storage, including covered storage, for the residents and retail customers. An additional amenity will be a fitness park to provide a work-out area with specialized exercise equipment for the entire community. Additional outdoor gathering areas, public seating spaces and plazas will be available for residents and non-residents alike. The project will also feature a dog park for use by the entire community, which we understand to be a desired public amenity in the Township. The apartment units will incorporate many state of the art amenities including private courtyards, underground utilities, balconies, sidewalk planters, swimming pool, gazebos, and many other

features. A community center will provide a work-out facility, computer lab, conference and meeting rooms, a lounge area, and game room for residents.

A unique feature of the community will be an entrepreneurial hub. This feature supports the transitional period of many upper level students, new graduates and young professionals to establish their business pursuits. The purpose of this concept is to provide an environment and support facilities for young professionals starting with their own business to excel in their new venture. Many residents in college community environments start their own small business in the later years of their university experience. Our community will be geared to support this activity by providing an on-site business center where residents can meet with associates, hold small conferences, utilize business support facilities, and in general grow their business. The residential component of the project is structured to attract these potential residents by providing over 75% of its units as one and two bedroom units.

Requested ordinance waivers:

Side yard parking setback. 15' required 0.75' proposed.

Rear yard parking setback 15' required 2.0' proposed.

Maximum impervious area. 70% required 77.26% proposed

Internal parking landscape areas and landscaping

Parking:

Required - Commercial 219 spaces

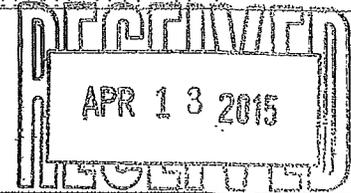
Residential 444 spaces plus 111 spaces that could be built in the future

Total required 663 spaces plus 111 shown that could be built = 774 spaces

Proposed- 533 spaces

We are very excited to bring this project forward for your consideration. We look forward to working with the township throughout this process. If you have any questions as you go through this material please do not hesitate to contact us.

CHARTER TOWNSHIP OF MERIDIAN
ENVIRONMENTAL PERMITS CHECKLIST



Name: The Avenue on Grand River
Mailing Address: 919 West University Drive Suite 700 Rochester, Michigan 48307
Telephone: 248-609-0402 Fax: 248-609-0438 E-Mail: greg@campusvillage.com
Type of Business (if applicable): Multiple
Owner/Manager: Campus Village Development
Date: 04/13/2015 Signature: [Signature]

Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Department of Community Planning & Development as part of your project or development submittal – even if the approvals have not yet been obtained. This list includes the most common permits and approvals related to water and air quality, waste, and the environment. Other permits and approvals, including Township approvals may also be necessary.

1. Y N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, wetland, or other surface water? Contact: MDNRE/Water Bureau @ (517) 335-4176; MDNRE/Land & Water Management @ (517) 373-1170; Meridian Township Dept. of Community Planning and Development @ (517) 853-4560.
2. Y N Will the project involve any construction work, fill with any material, or soil disturbance in the 100-year floodplain? Contact: MDNRE Land & Water Management/Floodplain Management @ (517) 335-3181 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.
3. Y N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? Contact: MDNRE/ Waste & Hazardous Materials @ (517) 335-2690.
4. N Will the project involve construction or alteration of any sewage collection or treatment facility? Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to surface waters; Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to groundwater; Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
5. Y N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact: MDNRE/Waste & Hazardous Materials @ (517) 373-8481; Ingham County Health Dept./Environmental Health Division @ (517) 887-4312; Meridian Township Fire Administration @ (517) 853-4700..
6. Y N Will the project involve the installation, operation, or removal of an underground or above ground storage tank containing a petroleum product or hazardous substance? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035 and Meridian Township Fire Administration @ (517) 853-4700.
7. Y N Will the project involve liquefied petroleum gas storage tanks, container filling station, or a compressed natural gas dispensing station? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035.
8. Y N Will the project involve the generation of hazardous waste or medical waste? Hazardous Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875. Medical Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 241-1320 or (517) 335-1146.
9. Y N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
10. Y N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
11. Y N Will the project involve landfilling, transferring or processing solid non-hazardous wastes on site? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
12. Y N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which could emit air contaminants? Contact: MDNRE/Air Quality @ (517) 373-7023.

13. Y N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? Contact: Michigan Department of Agriculture/Region 6 Pesticide & Plant Pest Management @ (517) 335-1830.
14. N Will the project involve a manmade change in the natural cover (land clearing) and/or topography of land, such as cut/fill activities that may contribute to soil erosion/sedimentation? Contact: Meridian Township Dept. of Public Works & Engineering @ (517) 853-4440 and MDNRE/Land & Water Management @ (517) 373-1170.
15. Y N Will the project involve any dredging, filling with any material, or construction in, across, under, or within 500 feet of a river, stream, creek, ditch, drain, lake, pond, swamp, or wetland(s)? Contact: MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development (517) 853-4560.
16. Y N Will an on-site wastewater treatment system or septic system be installed?
 For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less: For any subsurface discharge or sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.

 For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the Ingham County Health Department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.

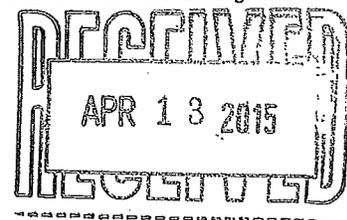
 For industrial or commercial wastewater (other than sanitary sewage) in any quantity. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
17. N Will the project involve construction of a water supply well or extension of a water supply service from an existing water system? Contact: MDNRE/Water Bureau @ (517) 241-1374 and Ingham County Health Dept./Environmental Health @ (517) 887-4312.
18. Y N Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation & monitoring wells). Contact: MDNRE/Water Bureau @ (517) 241-1413; Ingham County Health Dept./Environmental Health @ (517) 887-4312; and Meridian Township Department of Community Planning & Development @ (517) 853-4560.
19. Y N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Ingham County Health Dept./Environmental Health @ (517) 887-4312.
20. Y N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
21. Y N Has the site/facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? Contact: MDNRE/Remediation & Redevelopment @ (517) 373-9837 and/or MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
22. Y N Will the project involve the installation of a seawall or bulkhead? Contact: MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.

Notes:

- For assistance with permits and approvals from the Michigan Department of Natural Resources and Environment (MDNRE), including coordination among MDNRE divisions, contact the Permit Coordination Unit at (517) 373-9244.
- For assistance on environmental issues at the MDNRE, contact the Environmental Assistance Center at (800) 662-927
- For Spill/Release reporting to the MDNRE, call (517) 373-8481.
- For pollution emergencies, call the MDNRE at (800) 292-4706 in Michigan and (517) 373-7660 outside of Michigan.

Last updated, June 2010

g:\planning\forms\applications\environmental permits checklist.doc



CHARTER TOWNSHIP OF MERIDIAN
HEALTH IMPACT ASSESSMENT

Revision Date: March, 2012

Please provide written responses to each applicable question. For those questions which are not applicable, please indicate so on the form. Attach additional sheets if more space is necessary to respond fully to the questions. Submit completed form with your project/development application.

Project Name: The Avenue on Grand River, Address/Location: 2655 Grand River Case # _____

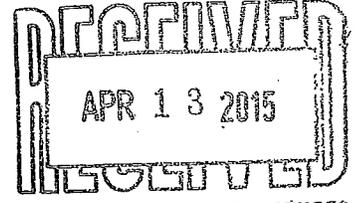
Type of Project: Residential Commercial Office Public

Water Quality Considerations/Impacts

- YES NO
- What is the source of water for the proposed project/development? Meridian Township
- What is the estimated daily water demand? TBD
- If public water, is there available capacity to handle this project in the municipal facilities?
- If private well, is the water considered potable (safe)?
- Is the project/development within existing municipal service areas?
- Are there nearby sources of potential water contamination? IF YES LIST _____
- Are there underground storage tanks? IF YES LIST _____
- Are there gasoline or oil pipelines? IF YES LIST _____
- Is there a nearby known source of contaminated soil? IF YES LIST _____
- Are there abandoned wells on the site? IF YES LIST _____
- Will the water supply require on-site treatment, such as Iron removal?
- Are there any wetlands on the site?
If YES what is/are the size(s) of the wetland(s)? _____
- If wetlands are being impacted, is adequate mitigation being proposed?
- Is the project located in a known floodplain?
- Will the proposed project affect groundwater recharge?
- What percentage of the parcel is covered by impervious surfaces? 77.26%
- Does the project affect the overall percentage of impervious surfaces in the watershed?

Wastewater Considerations/Impacts

- YES NO
- Does the project/development require an on-site wastewater system?
- If YES, are the soils appropriate to support a septic system?
- Is project/development within the service area of the municipal sewage system?

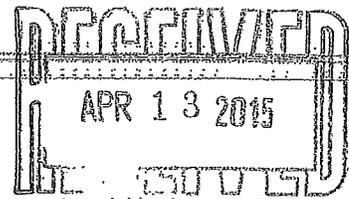


Air Quality Considerations/Impacts

- YES NO
- Does the project/development entail demolition activities?
- If YES, has the site been examined for asbestos and/or lead?
- Are there plans for mitigating dust?
- Will the project/development result in increased stationary air emissions?
- If YES, are emissions controlled contaminants? PLEASE LIST _____
- Has the applicant obtained necessary permits?
- Will the project result in increased air emissions from cars?
What is the increase in traffic volume projected for peak hours? See Attached Traffic Study
- Is the proposed use compatible with adjacent uses?
- Is the site near known areas affected by radon?

Solid & Hazardous Waste Disposal

- YES NO
- Is the proposed project/development located near any facility handling or disposing of hazardous waste?
- Will the proposed project/development provide on-site recycling?
- Is there historic evidence of solid or hazardous waste disposal or releases on or adjacent to the site?
- Are there plans in place to prevent the release of hazardous materials into the environment in the case of fire?
If YES describe _____
- Does the project entail hazardous waste disposal?
If YES is the proposed waste handling or disposal activity compatible with adjacent use and/or zoning?
- Is the proposed waste handling or disposal activity compatible with the Ingham County Solid Waste Management Plan?
- Is the facility near vulnerable resources (e.g. nursing homes) that may require contingency planning for extra protection in the event of an on-site fire? IF ANY LIST _____



Noise Considerations/Impacts

- YES NO
 Is the project/development likely to generate noises that will create a nuisance to neighboring uses?
 Are there engineered or non-engineered measures that can be employed to mitigate nuisance noises?
 Does the generated noise violate the noise ordinance?

Social Capital

- YES NO
 Does the project/development promote interaction between neighbors?
 Is the physical design of the project harmonious with the overall neighborhood?

Physical Activity and Injury Prevention

- YES NO
 Does the project/development provide mobility options for those who cannot drive?
 Does the project/development have sidewalks that lead to local destinations?
 Does the project/development have or connect to a trail system for walking or biking?
 Does the project/development contain elements that enhance the feeling of neighborhood safety?
 Are local streetlights being provided?
 Are houses oriented toward the street to provide "eyes on the street"?
 Can a child walk safely to school?
 Are there sidewalks/pathways along the route to the school(s)?
 What is the walking distance to the area's schools?
 Is the visibility at intersections good?/Can drivers see short children?
 Does the route contain known dangerous intersections?
 Are there crossing guards at these intersections?
 Will the project/development contain a significant elderly population?
 Can the elderly walk to important destinations (i.e. banks, post office, and library)?
 Are there sidewalks/pathways along the routes to these destinations?
 Does the route contain known dangerous intersections?
 Does the project contain design elements to calm traffic such as speed humps, extended corners, raised street crossings, or similar features?
 Does the project/development present unsafe conditions or deter access and free mobility for the physically handicapped?
 For projects/development on arterial streets does the plan include pedestrian crossing signals and/or mid-street islands?
 Is public transportation available? If YES where and how close is the nearest bus stop?
 Does the nearest bus stop have a shelter?
 Does the nearest the bus stop have a bench?

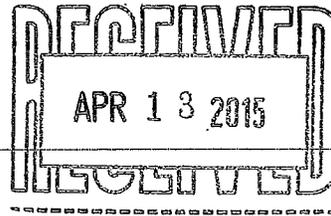
Health Equity/Food Systems (HOUSING PROJECTS ONLY)

- YES NO
 Does the project provide for a diversity of housing types to accommodate a variety of income groups?
 Is the proposed project/development located in an area that provides easy access to healthy foods?
 Will dwelling units (multiple family housing projects) be smoke-free?
 Does the neighborhood have a disproportionate number of liquor/party stores?
 Is the project/development located in a neighborhood or region characterized by concentrated poverty?
 Are affected residents involved in the planning process?
 Are disadvantaged populations at greater risk of exposure to environmental hazards?

Growth Objectives/Regional Growth Project

- YES NO
 Is the project located within the designated growth area of the Tri-County Regional Growth Project?

MEMO



VIA EMAIL

To: Mr. Greg Schaefer
Campus Village Communities

From: Michael J. Labadie, PE
Fleis & VandenBrink Engineering

Date: April 13, 2015

Re: The Avenue on Grand River
Meridian Charter Township, Michigan
Traffic Impact Assessment

Introduction

This memorandum presents the results of a Traffic Impact Assessment (TIA) for the proposed Avenue on Grand River residential development in Meridian Charter Township, Michigan. The project site is located on the southwest quadrant of the intersection of E. Grand River Avenue (M-43) and Park Lake Road in Meridian Charter Township, Michigan. The proposed residential/commercial development would include 222 residential units and 8,688 square feet of commercial space with site access provided via two (2) existing access drives off of M-43; one aligned with Park Lake Road and one aligned with the Sparrow Urgent Care facility driveway.

The Michigan Department of Transportation (MDOT) has jurisdiction over Grand River Avenue and has required a TIA for the proposed project in accordance with Traffic and Safety Note 607B. The study scope includes the intersections of M-43 & Park Lake Road, M-43 & Denny's Driveway, and M-43 & Northwind Drive. The purpose of this study is to identify the traffic related impacts, if any, of the proposed development on the adjacent road network.

Data Collection

Existing vehicular turning movement counts were collected by Traffic Engineering Associates. Intersection turning movement counts were collected during the Weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods at the study intersections. F&V collected an inventory of existing lane use and traffic controls and obtained existing traffic signal timing information from MDOT. The existing AM and PM peak hour traffic volumes were identified based on the data collected. Peak hour turning movements volumes at each intersection were utilized for this study and the volumes were balanced upward through the study network where appropriate. The applicable data referenced in this memorandum are attached.

Existing Conditions

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersections using Synchro (Version 9) traffic analysis software. This analysis was based on the existing lane use and traffic control, the existing peak hour traffic volumes, and the methodologies presented in the *Highway Capacity Manual, 2010* (HCM). Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The existing conditions results are attached and shown in Table 1.

27725 Stansbury Boulevard, Suite 150
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

Table 1
Existing Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue (M-43) & Park Lake Road / Site Drive	Signalized	EB	7.7	A	23.0	C
		WB	27.2	C	21.4	C
		NB	46.6	D	48.2	D
		SB	<u>53.6</u>	<u>D</u>	<u>53.9</u>	<u>D</u>
		Overall	28.3	C	26.8	C
2. E. Grand River Avenue (M-43) & Northwind Drive	Signalized	EB	1.9	A	5.4	A
		WB	0.5	A	0.6	A
		NB	<u>47.8</u>	<u>D</u>	<u>51.2</u>	<u>D</u>
		Overall	2.0	A	6.5	A
3. E. Grand River Avenue (M-43) & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	12.4	B	8.6	A
		WB LT	8.2	A	11.0	B
		NB	19.9	C	288.7	F
		SB	25.4	D	30.7	D

The results of the existing conditions analysis indicate that all study intersection approaches and movements currently operate acceptably at a LOS D or better during the AM peak period. During the PM peak period, all study intersection approaches and movements operate acceptably except the STOP controlled proposed site driveway approach to M-43 aligned with Sparrow Drive, which currently operates at a LOS F. However, a limitation of the HCM Two-Way Stop Controlled (TWSC) methodology is that it cannot completely account for the effects of upstream signalized intersections. In order to evaluate the gaps created by the adjacent upstream and downstream signalized intersections, a simulation model is required. Therefore, SimTraffic was utilized to further evaluate vehicle delays for the M-43 & proposed site drive / Sparrow Drive intersection.

The results of the vehicle delays at the intersection were calculated based on the average of five simulation runs in SimTraffic and are shown in Table 2. These results indicate that the two adjacent signalized intersections help to provide gaps in the traffic stream which facilitate driveway turning movements at the proposed site driveway approach. Additionally, review of network simulations indicates acceptable traffic operations at the signalized intersections and vehicle queues which are acceptably processed.

Table 2
Existing Intersection Delays (SimTraffic)

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue (M-43) & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	6.5	-	7.2	-
		WB LT	2.1	-	25.4	-
		NB	10.5	-	40.8	-
		SB	13.3	-	19.1	-

Background Conditions

In order to determine the applicable traffic growth rate for the existing traffic volumes to the project build-out year, MDOT historical traffic data for Grand River Avenue were referenced. MDOT data for the study section of Grand River Avenue indicates that between 2011 and 2013, the Average Annual Daily Traffic (AADT) volumes increased 3% overall in the two year period. Therefore, an annual growth rate of 1.5% per year was forecast for one year to the project build-out year of 2016.

In addition to background traffic growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that have yet to be constructed or are currently under construction. Through conversations with MDOT and Meridian Township, one background development was identified within the study area. A Whole Food grocery store is currently under construction along the north side of M-43 approximately 900 feet west of the subject site and will have signalized site access via the north leg of the M-43 & Northwind Drive intersection. Site-generated traffic volumes for the Whole Food development were obtained from MDOT.

Future peak hour vehicle delays and LOS *without the proposed development* were calculated based on the existing lane use and traffic control, the projected background traffic volumes, and the methodologies presented in the HCM. Additionally, SimTraffic simulations were utilized to evaluate network operations and vehicle queues. The results of the analysis of background conditions are attached and summarized in Table 3.

**Table 3
 Background Intersection Operations**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue & Park Lake Road / Site Drive	Signalized	EB	8.2	A	32.0	C
		WB	28.1	C	22.0	C
		NB	46.6	D	48.5	D
		SB	<u>54.8</u>	<u>D</u>	<u>56.1</u>	<u>E</u>
		Overall	29.1	C	31.9	C
2. E. Grand River Avenue & Northwind Drive	Signalized	EB	2.5	A	9.1	A
		WB	1.2	A	1.4	A
		NB	44.7	D	42.1	D
		SB	<u>44.1</u>	<u>D</u>	<u>41.4</u>	<u>D</u>
		Overall	3.2	A	9.4	A
3. E. Grand River Avenue & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	12.7	B	8.7	A
		WB LT	8.3	A	11.5	B
		NB	21.1	C	505.1	F
		SB	27.5	D	40.2	E

The results of the background conditions analysis indicate that all study intersection approaches and movements will continue to operate acceptably at a LOS D or better during the AM peak period. During the PM peak period, the southbound approach and eastbound through movement at the intersection of M-43 & Park Lake Road will be reduced to a LOS E and F, respectively.



At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the two minor STOP controlled driveway approaches will continue to operate unacceptably during the PM peak period based on HCM calculations. The results based on SimTraffic simulations for this intersection are shown in Table 4 below and indicate that the northbound approach will begin to experience long vehicle delays during the PM peak period.

Table 4
Background Intersection Delays (SimTraffic)

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	6.7	-	7.3	-
		WB LT	1.6	-	28.5	-
		NB	10.3	-	79.3	-
		SB	8.0	-	45.9	-

Site Trip Generation and Assignment

The number of AM and PM peak hour vehicle trips that would be generated by the proposed residential and commercial development was forecast based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 9th Edition* and the *Trip Generation Handbook, 2nd Edition*.

As is typical of most retail land uses, a portion of the site-generated trips are already present on the adjacent road network and are interrupted to visit the site. These trips are known as “pass-by” trips and account for a portion of the site-generated trips. Pass-by trips result in turning movements at the site driveways but do not increase traffic volumes on the adjacent road network. The site trip generation forecast is shown on Table 5.

Table 5
Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Apartment	220	222	D.U.	1,469	23	90	113	91	49	140
Shopping Center	820	8,688	GFA	371	5	3	8	15	17	32
<i>Pass-by</i>		<i>34% PM</i>						5	6	11
New Trips				371	5	3	8	10	11	21
Total				1,840	28	93	121	106	66	172
<i>Pass-by</i>								5	6	11
New Trips				1,840	28	93	121	101	60	161

The peak hour site trips shown in Table 5 were assigned to the adjacent road network based on existing traffic patterns. These patterns indicate that 70% of site traffic would enter/exit the site to/from the west during both peak periods. The site-generated traffic volumes to/from the east were distributed through the intersection of M-43 & Park Lake Road based on existing turning movement percentages.

Additionally, based on the HCM and SimTraffic peak hour delays calculated for the proposed site driveway approach to M-43 aligned with Sparrow Drive, a capacity restrained traffic assignment was utilized. The site traffic assignments shown on the attached Figure 4 were determined based on the direction of approach and departure for the site-generated trips and the locations of site access locations. Capacity restrained assignment also considers the principle that traffic will utilize all reasonable paths to minimize the total travel

times spent by all users in the network (*Transportation Engineering and Planning, Papacostas and Prevedouros, 2001*). Therefore, due to the existing high peak hour delays at the proposed site driveway approach all egress site-generated trips were assigned to the signalized site driveway aligned with Park Lake Road during both peak periods.

Future Conditions

The site-generated trip assignments were added to the future background traffic volumes to determine the total future peak hour traffic volumes with the proposed development. Future peak hour vehicle delays and LOS were calculated at the study intersections based on these volumes, the existing intersection lane use and traffic control, and the methodologies presented in the HCM. The future conditions results are attached and shown in Table 6.

Table 6
Future Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue & Park Lake Road / Site Drive	Signalized	EB	8.7	A	32.2	C
		WB	28.0	C	22.3	C
		NB	48.6	D	52.9	D
		SB	<u>53.6</u>	<u>D</u>	<u>54.6</u>	<u>D</u>
		Overall	29.9	C	32.4	C
2. E. Grand River Avenue & Northwind Drive	Signalized	EB	2.5	A	9.7	A
		WB	1.3	A	1.5	A
		NB	44.7	D	42.1	D
		SB	<u>44.1</u>	<u>D</u>	<u>41.4</u>	<u>D</u>
		Overall	3.2	A	9.7	A
3. E. Grand River Avenue & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	13.3	B	8.9	A
		WB LT	8.3	A	11.7	B
		NB	22.4	C	720.2	F
		SB	30.3	D	52.7	F

The results of the future conditions analysis indicate that all signalized study intersection approaches would operate acceptably at a LOS D or better-during both peak periods; however, several movements would operate at a LOS E or F. At the intersection of M-43 & Park Lake Road, the southbound right turn movement would operate at a LOS E during both peak periods, while the northbound right turn movement and eastbound through movement would operate at a LOS E and F, respectively, during the PM peak period.

At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the two minor STOP controlled driveway approaches will continue to operate unacceptably during the PM peak period based on HCM calculations. The results based on SimTraffic simulations for this intersection under future conditions are shown in Table 7 below and indicate that the northbound approach will continue to experience long vehicle delays during the PM peak period.

Table 7
Future Intersection Delays (SimTraffic)

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	9.4	-	8.8	-
		WB LT	2.2	-	38.0	-
		NB	12.3	-	69.2	-
		SB	17.1	-	39.4	-

Therefore, improvements were investigated to provide acceptable network traffic conditions, including site ingress and egress. At the intersection of M-43 & Park Lake Road, an overlap phase should be provided for the northbound right turn movement. With the overlap phase and minor signal timing adjustments, all approaches and movements would operate acceptably during both peak periods, except the southbound right turn movement which would continue to operate at a LOS E during both peak periods. However, review of network simulations indicates acceptable traffic operations and does not indicate significant vehicle queues for this movement.

At the STOP controlled site driveway aligned with Sparrow Drive, results as shown in Table 7 indicate that the northbound approach will experience long vehicle delays during the PM peak period. However, during both peak period's excess capacity is available for the northbound approach at the signalized intersection of M-43 & Park Lake Road. Therefore, during peak periods egress traffic can utilize the traffic signal at M-43 & Park Lake Road to exit the site.

Conclusions

The conclusions of this Traffic Impact Assessment are as follows:

1. At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the northbound approach currently operates at a LOS F based on HCM calculations.
2. Under Background conditions *without the proposed development* the southbound approach and eastbound through movement at the intersection of M-43 & Park Lake Road will be reduced to a LOS E and F, respectively.
3. Under future conditions *with the proposed development* the southbound right turn movement would operate at a LOS E during both peak periods, while the northbound right turn movement and eastbound through movement would operate at a LOS E and F, respectively, during the PM peak period at the intersection of M-43 & Park Lake Road.
4. With a northbound right turn overlap phase and minor signal timing adjustments, all approaches and movements at the signalized study intersections will operate acceptably except the southbound right turn movement at the intersection of M-43 & Park Lake Road which will operate at a LOS E; however, review of network simulations indicates acceptable traffic operations for this movement and significant queues are not observed.
5. The signalized intersection of M-43 & Park Lake Road has excess capacity for the northbound approach to accommodate egress traffic during the peak periods.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.

Attached: Traffic Volume Data
 Figures 1-5
 MDOT Data
 Synchro / SimTraffic Results

SJR:mjl

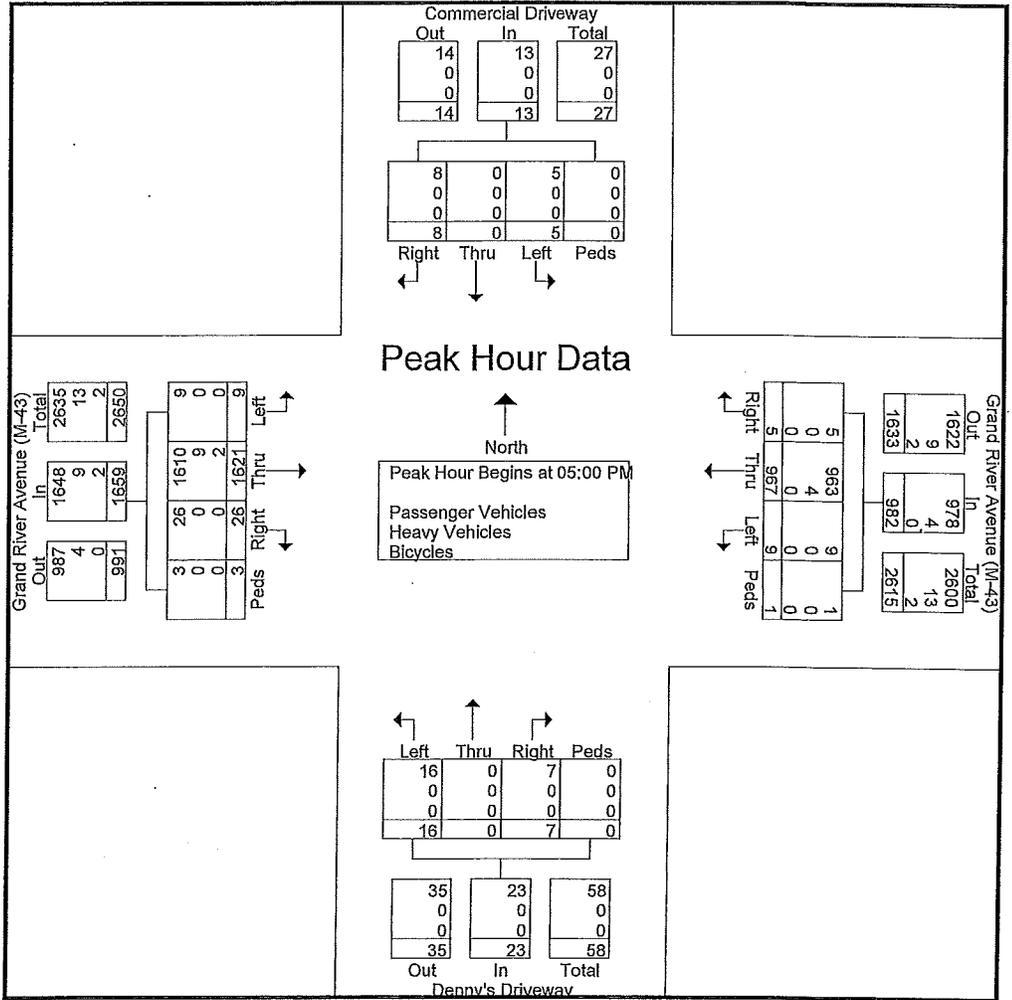


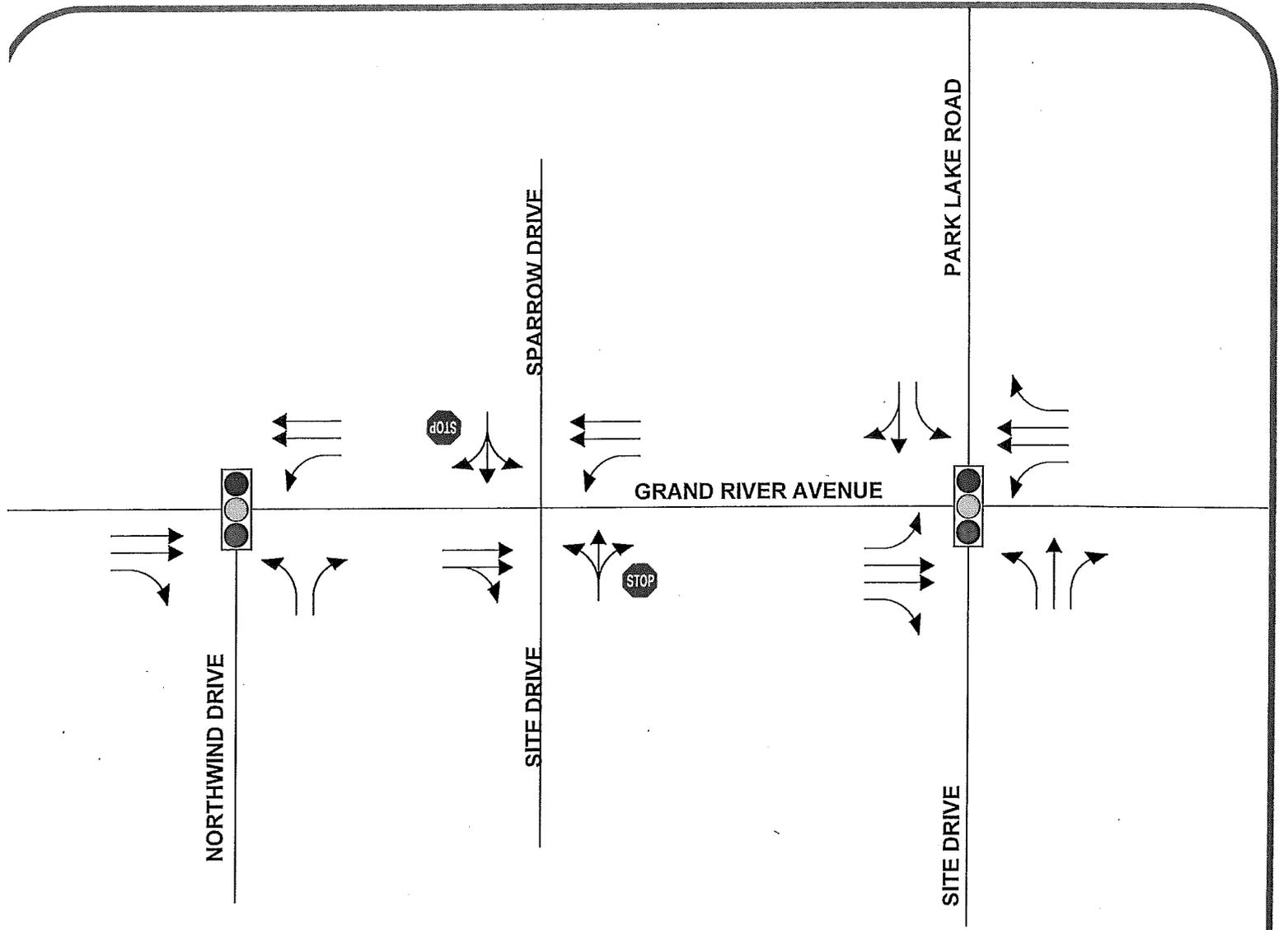
Traffic Engineering Associates, Inc.

PO Box 100
Saranac, Michigan 48881
517-627-6028

Location: Denny's Drive & Grand River
City/County: Meridian Twp., Ingham Cty
Weather: Cloudy
Counted By: DES

File Name : Der
Site Code : 040
Start Date : 4/2/
Page No : 3






 NORTH
 SCALE: NOT TO SCALE

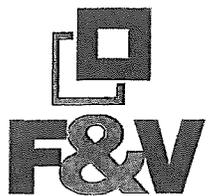


FIGURE 1

LANE USE AND TRAFFIC CONTROL

THE AVENUE ON GRAND RIVER TIA - MERIDIAN
CHARTER TOWNSHIP, MI

LEGEND

-  ROADS
-  LANE USE
-  SIGNALIZED INTERSECTION
-  UNSIGNALIZED INTERSECTION

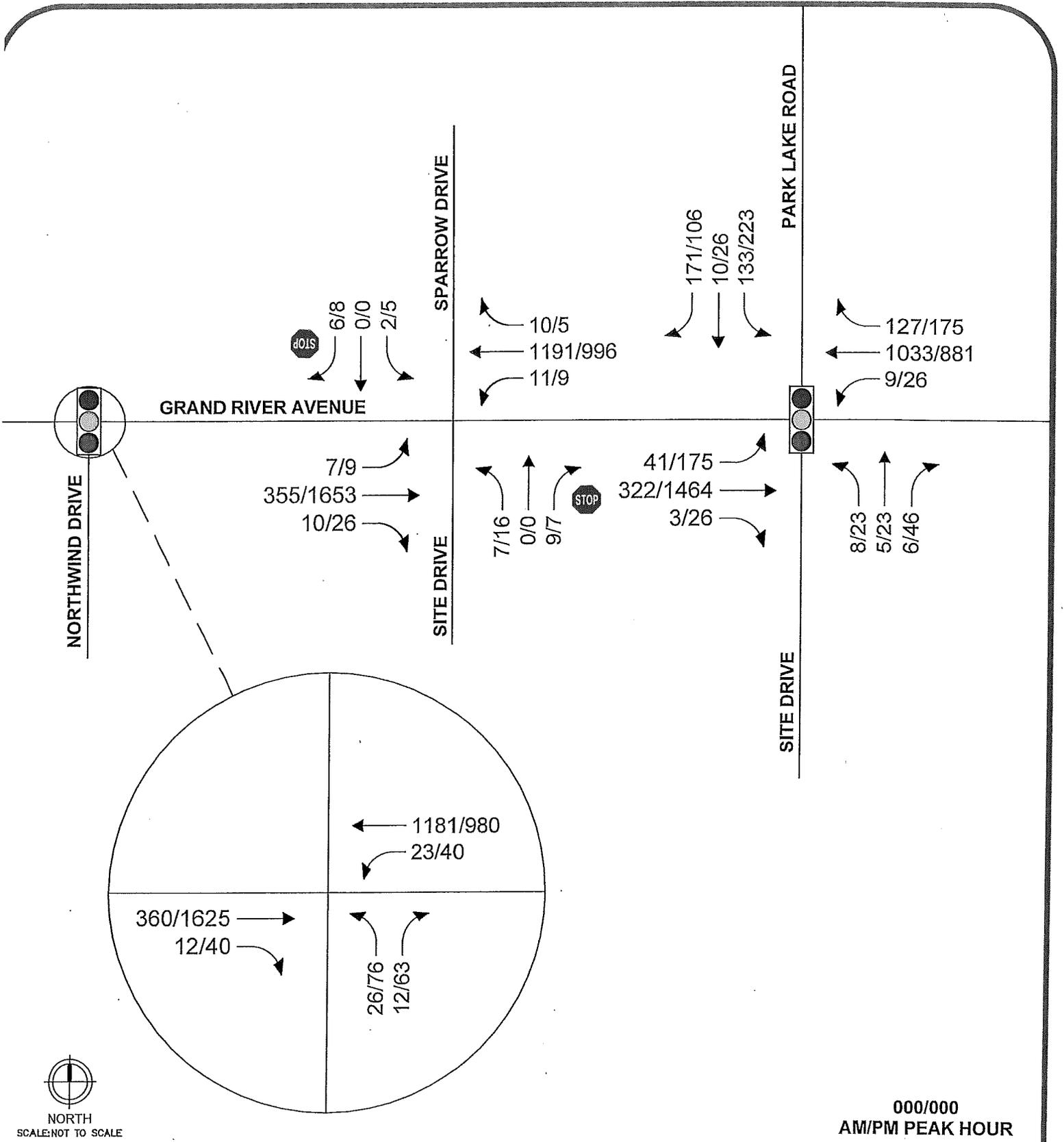
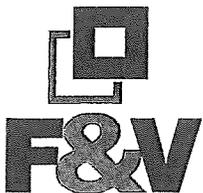


FIGURE 2 EXISTING TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN
CHARTER TOWNSHIP, MI



LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION

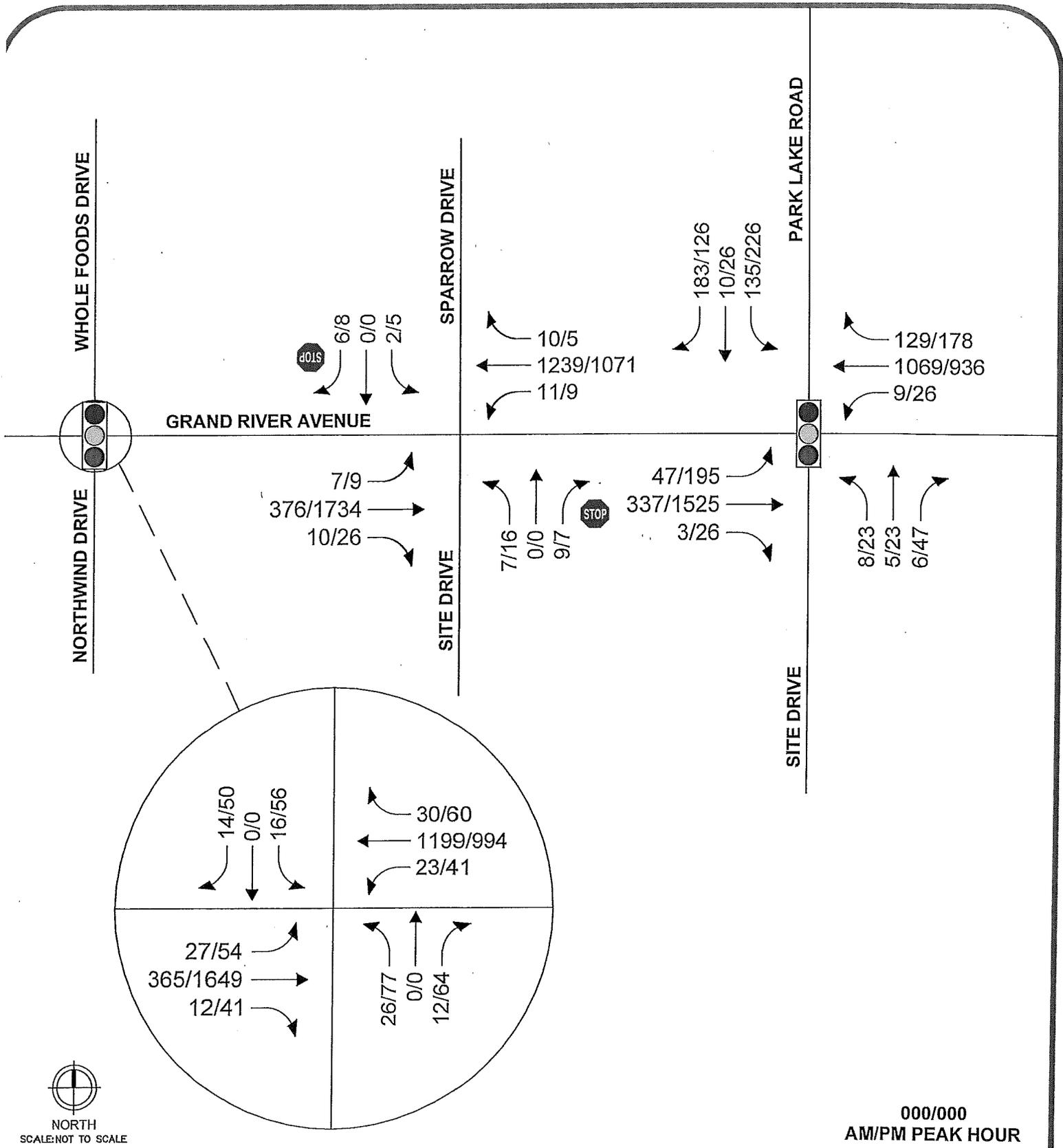


FIGURE 3 BACKGROUND TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN
CHARTER TOWNSHIP, MI

LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION



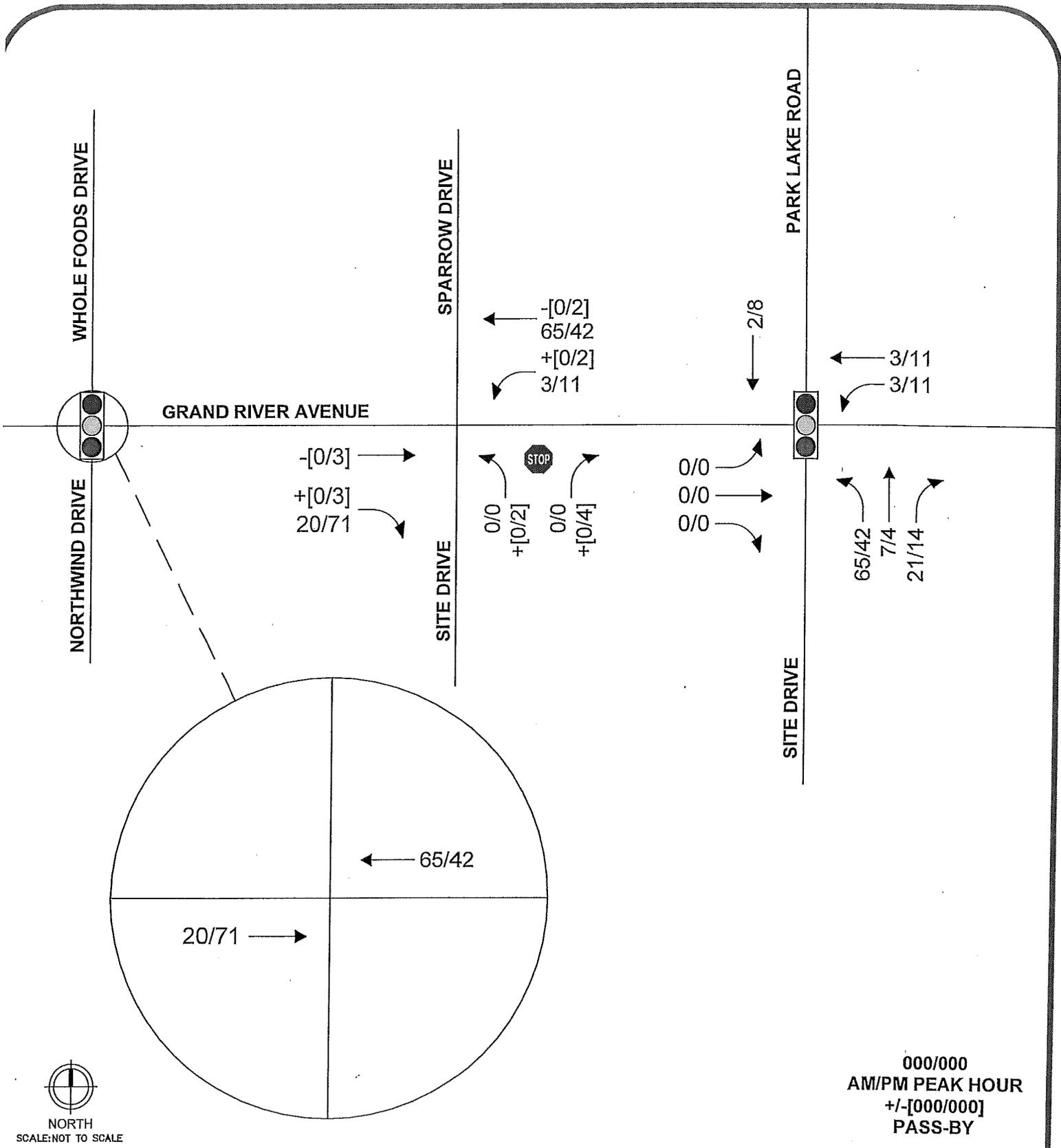
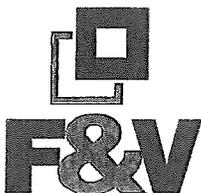


FIGURE 4 SITE-GENERATED TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN
 CHARTER TOWNSHIP, MI



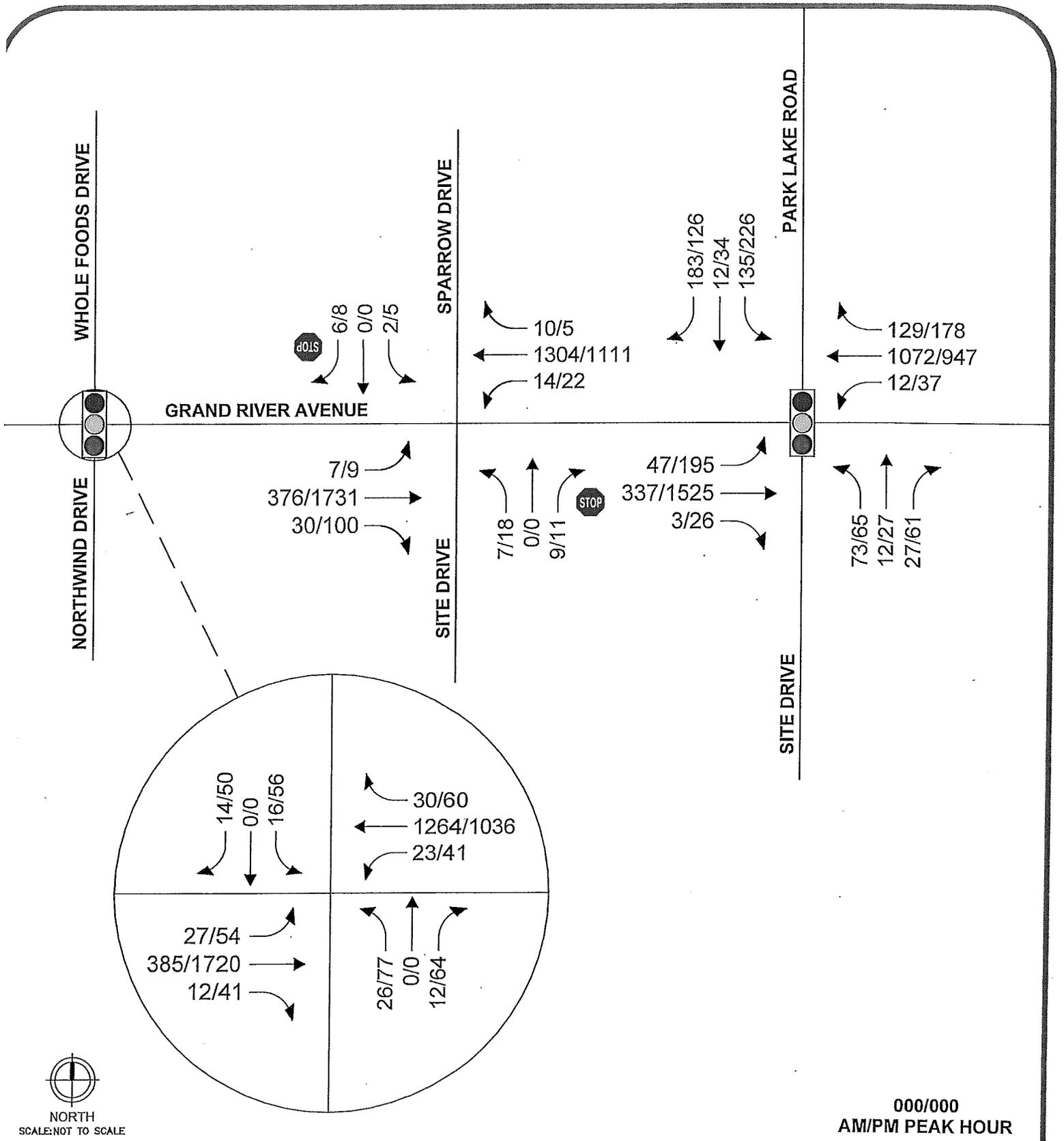
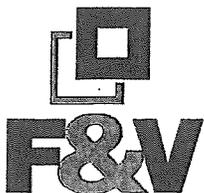


FIGURE 5 FUTURE TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN
CHARTER TOWNSHIP, MI

LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION



**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail
East Lansing, MI 48823
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

April 30, 2015

Martha Wyatt, Associate Planner/Landscape Architect
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48826

RE: The Avenue on Grand River

Dear Martha:

I conducted a morning (7:30 -- 8:30 am on Thursday, April 30) at the Denny Restaurant entrance, to familiarize myself to the traffic at the entrance. I found that there were 7 vehicles entering and 5 vehicles leaving the restaurant.

Also, there were 10 vehicles entering the site, and 8 leaving (not stopping at Denny's).

The traffic was light, with only a couple 20 to 30 second delays.

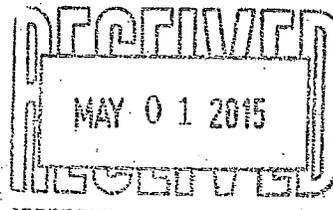
My concern is that when completed, the 100 vehicles entering from the west, along with 22 entering from the east, along with a number of vehicles trying to exit the site will be much more than this failing entrance can handle.

A solution would be to have Denny's Restaurant be the sole user of this entrance, and the rest of the traffic use the signalized entrance at Park Lake Road.

Sincerely,

WFSavage

William F. Savage, P.E.



**Special Use Permit #15051
(Campus Village Development)
May 8, 2015**

APPLICANT: Campus Village Development
919 West University Drive Suite 700
Rochester, MI 48307

STATUS OF APPLICANT Option to purchase

REQUEST: Construct a mixed use planned unit development project

CURRENT ZONING: C-2 (Commercial)

LOCATION: 2655 Grand River Avenue

AREA OF SUBJECT SITE: Approximately 12.65 acres

EXISTING LAND USE: Shopping Center

FUTURE LAND USE: Commercial

**EXISTING LAND USES
IN AREA:** North: Commercial
South: Residential
East: Residential
West: Industrial

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: RAA (Single Family, Low Density)
East: RAA (Single Family, Low Density)
West: I (Industrial)

FUTURE LAND USE MAP: North: Commercial
South: Residential (1.25-3.5 DU/A)
East: Residential (1.25-3.5 DU/A)
West: Industrial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner

DATE: May 8, 2015

RE: Special Use Permit #15051 (Campus Village Development), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15014, a special use permit is being requested to construct a group of buildings totaling more than 25,000 gross square feet. The project includes one existing multitenant retail building and ten multi-story buildings which include retail space and 222 apartment units (multiple family units). The total square footage of all buildings is approximately 235,640 square feet. The project location is at the existing shopping center know as Meridian Pointe, addressed as 2655 Grand River Avenue. Three parcels comprise the approximate 12.65 acre site which is zoned C-2 (Commercial) and is located in Section 20 of the Township.

Background information has been provided in the staff report associated with MUPUD #15014 dated May 8, 2015. A synopsis applicable to the special use permit follows.

Master Plan and Zoning

The Master Plan's Future Land Use Map designates the subject site in the Commercial category and it is zoned C-2 (Commercial). In combination the three parcels exceed the lot area (approximately 12.65 acres) and lot width requirements (approximately 603 feet of combined frontage on Grand River Avenue) for the C-2 district.

Physical Features

The 12.65 acre parcel is currently developed as a shopping center which was approved under Special Use Permit #96141. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building for a total of 54,547 square feet. The third building pad, west of the Salvation Army store is vacant. There are no floodplain or wetland areas on the site. The Township Greenspace Plan shows the southwest corner of the site as a "Priority Conservation Corridor" (PCC). A PCC is a network of ecologically significant open spaces. In this case the PCC is associated with off-site areas where the Red Cedar River, associated floodplain, and wetlands are shown. An Off-Road Pathway is shown along the south property line of the subject site.

Streets and Traffic

Access to the site is provided from Grand River Avenue currently via two existing driveways, one at each end of the site (east and west). No improvements to the two entrance driveways are proposed. The applicant's traffic study noted long vehicle delays will continue to occur at the subject site's western driveway (stop-controlled) for northbound traffic in the PM peak period. A recommendation was offered in the traffic study suggesting a northbound right turn overlap phase and minor signal timing adjustments be made at the Grand River Avenue/Park Lake Road intersection in order to improve movements at that intersection (eastern driveway).

The Township's Traffic Consultant reviewed the traffic study and noted concerns regarding future traffic entering the western driveway from the west and east, along with traffic trying to exit the site at the same location. In his opinion, the western driveway should be used solely for Denny's Restaurant and traffic associated with The Avenue should use the signalized eastern driveway at Park Lake Road and Grand River Avenue.

Utilities

The Department of Public Works and Engineering has indicated that municipal water and sanitary sewer are available to serve the site. The site plan shows a schematic layout for stormwater management which includes filling in approximately 2/3 of the existing detention basin in the southwest corner of the site to create parking areas. A more thorough stormwater plan including calculations will be required during site plan review. Review and approval from the Ingham County Drain Commissioner's office may also be required.

Staff Analysis

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses. The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, number of employees, lighting, and noise. The Commission may recommend appropriate conditions be placed on an approval to address these topics.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution will be provided for a future meeting. A copy of Section 86-126 is attached.

Attachments

1. Special Use Permit Application
2. Special Use Permit Criteria (Section 86-126)

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant Campus Village Development
Address of Applicant
919 West University Drive Suite 700 Rochester, MI 48307 Rochester, MI 48307
Telephone - Work 248-609-0402 Home N/A Fax 248-609-0438 Email greg@campusvillage.com
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2655 Grand River
Legal description (please attach if necessary)
See Attached Survey
Current zoning C-2
Use for which permit is requested / project name The Avenue on Grand River
Corresponding ordinance number _____

C. Developer (if different than applicant) Same as Applicant
Address N/A
Telephone - Work N/A Home N/A Fax N/A

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Kebs, Inc. -- Jeff Kyes, P.E.
Address 2116 Haslett Road Haslett, Michigan 48840
Telephone - Work 517-339-1014 Home N/A Fax 517-339-8047

E. Acreage of all parcels in the project: Gross 12.57 Net 12.57

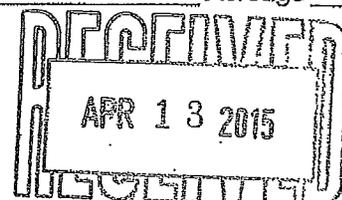
F. Explain the project and development phases:

G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces 174 carports _____
garages _____ Proposed: structures 9 bedrooms 412 offices _____ parking spaces 359 carports _____
garages _____

H. Square footage: existing buildings 53,407 proposed buildings 56,500
Usable Floor area: existing buildings 42,725 proposed buildings 45,200

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:

J. Existing Recreation: Type None Acreage 0.0
Proposed Recreation: Type Dog Park, Pocket Parks, Fitness Park & Court Yards Acreage 28,000sf



Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type Dog Park, Pocket Parks, Fitness Park & Court Yards Acreage 2.86 (22.74%)

K. If Multiple Housing:

Total acres of property 12.57
 Acres in floodplain 0.0 Percent of total 0.0
 Acres in wetland (not in floodplain) 0.0 Percent of total 0.0
 Total dwelling units 222
 Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent _____ Condo _____
 Number of garden style apartments: for Rent 222 Condo _____
 Number of other dwellings: for Rent _____ Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

S.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

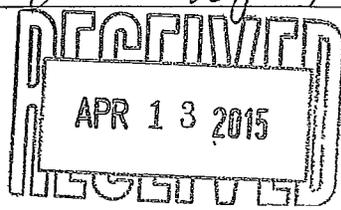
Greg Schaefer
Signature of Applicant

04/13/2015
Date

Greg Schaefer
Type/Print Name

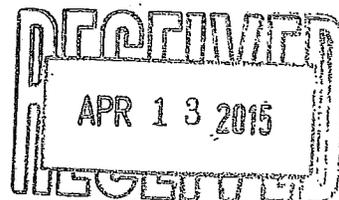
Fee: 880.00

Received by/Date: *Monika Wylant 4/13/15*



THE AVENUE ON GRAND RIVER
SUP Request Standards – Responses

1. The project is consistent with the intent and purposes of the Township Ordinance. The underlying zoning of the property is C-2, which permits the existing and the new commercial development. The addition of the residential component creates a mixed use project, which Section 86-440 (MUPUD) permits in C-2 zoning districts.
2. The project is consistent with current land use policies in in the Township's comprehensive development plan. The mixed use aspect of the project will allow additional retail on the site while also increasing both commercial and residential density on the Grand River corridor. Accessibility to the site will be improved with the relocation of the CATA bus stops to the front of the site, as well as enhanced pedestrian and bicycle access to the site which connects to the existing Township system. The mixed use project will also become a walkable pedestrian oriented site, which does not currently exist. It will also provide synergies between the new residential component and the new and existing retail establishments on site and nearby.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area. The project will use the same building style as the existing retail on the site and the expansion will be designed to seamlessly blend into the existing buildings. In addition the project will connect the existing buildings, which currently sit back from Grand River, by connecting Grand River to the retail near the back of the site. This project will not change the existing character of the area as it will be an extension of the current retail on site. It will also combine the residential and retail as an integrated site, with a design emphasizing enhanced walkability of the site.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The adjacent uses to the site are retail, commercial and industrial uses. The site is located in primarily a retail area of Grand River which will benefit from increased residential density. The residents of the project will patronize the existing businesses on-site and nearby, with pedestrian connections to such establishments. In addition the redevelopment plan calls for additional amenities that will benefit the community including a fitness park and dog park.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community. The addition of 222 residential units will result in increased patronage of the businesses on-site and nearby along Grand River.
6. The project is adequately served by the existing public facilities. The project can tie directly into the public utilities along Grand River Avenue and the railroad right of way, which have the capacity to service this project. The project will utilize the existing curb cuts onto Grand River. CATA has agreed to add bus stops on both sides of Grand River to accommodate the project. Storm water detention facilities exist on-site to accommodate the proposed building on the vacant pad which was never developed, and such facilities will be adjusted to accommodate the project as needed.
7. The project is adequately served by public sanitation facilities. Public water and sanitary sewer facilities are located in the railroad right of way at the south of the site, which are sized with sufficient capacity to accommodate the project.



8. The project will not have uses that are detrimental to any persons, property, or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors. The project is located on a busy corridor, surrounded by commercial uses. The project will have the existing retail uses and additional small retail/commercial uses, as well as residential units, courtyards, parking and a community building with an entrepreneurial hub. No other activities or uses will be generated to produce any of the above detrimental effects to the community.
9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, since it is a redevelopment of an existing retail development approved by the Township.

The Avenue on Grand River

APR 13 2015

The Avenue on Grand River is a mixed use retail and housing development that combines existing retail with new housing and new retail into a new vibrant community. The project will be located at 2655 E. Grand River. Three retail entities, Food for Living, State of Fitness, and Salvation Army are currently located on the site. The project will convert a retail site that has sat vacant for over 17 years into a new community that encompasses all the aspects of new urbanism. The project combines both horizontal and vertical mixed use elements into a warm and inviting walkable community. The project incorporates many public spaces that can be used not only by the site residents, but by all community residents. By combining residential housing with significant existing and new site retail and public spaces, a walkable community is created where residents can fulfill their needs for shopping, other activities and relaxation directly on site.

The project will add 15,040 square feet of new retail and community space and 165,939 square feet of new housing to the existing 53,616 square feet of retail already on the site. The residential portion of the development will be comprised of 222 units in one, two and four bedroom configurations. The majority of the residential units are one and two bedroom with a bedroom to unit ratio of 1.86 for the entire community. The majority of the new retail space will be located on the first floor of a new vertical mixed use building located on the northern portion of the site adjacent to Grand River. Additional new commercial space will be located as an extension on the west end of the existing retail. The new residential housing will be located above the new retail, and in two housing clusters centered around interior court yards on the west side of the site. The residential units will have high end finishes with granite countertops, dark wood cabinets, and faux wood flooring. With the focus towards older students and young professionals, technology will be emphasized both in the units and the amenities. In addition the units will be furnished.

The entire site includes many amenities for use by both residents and non-residents of the community. In the conservation category, all exterior lighting for the community will be LED fixtures. Site recycling of trash will be undertaken to help preserve the environment. We are planning to relocate the bus transit stop to the front of the community and make it a gathering space by adding benches, flower boxes, and public WIFI access. Foot and bicycle pathways through the community connecting to the existing township system will provide additional means of accessibility to the project. In addition we will provide significant bicycle storage, including covered storage, for the residents and retail customers. An additional amenity will be a fitness park to provide a work-out area with specialized exercise equipment for the entire community. Additional outdoor gathering areas, public seating spaces and plazas will be available for residents and non-residents alike. The project will also feature a dog park for use by the entire community, which we understand to be a desired public amenity in the Township. The apartment units will incorporate many state of the art amenities including private courtyards, underground utilities, balconies, sidewalk planters, swimming pool, gazebos, and many other

features. A community center will provide a work-out facility, computer lab, conference and meeting rooms, a lounge area, and game room for residents.

A unique feature of the community will be an entrepreneurial hub. This feature supports the transitional period of many upper level students, new graduates and young professionals to establish their business pursuits. The purpose of this concept is to provide an environment and support facilities for young professionals starting with their own business to excel in their new venture. Many residents in college community environments start their own small business in the later years of their university experience. Our community will be geared to support this activity by providing an on-site business center where residents can meet with associates, hold small conferences, utilize business support facilities, and in general grow their business. The residential component of the project is structured to attract these potential residents by providing over 75% of its units as one and two bedroom units.

Requested ordinance waivers:

Side yard parking setback, 15' required 0.75' proposed.

Rear yard parking setback 15' required 2.0' proposed.

Maximum impervious area. 70% required 77.26% proposed

Internal parking landscape areas and landscaping

Parking:

Required - Commercial 219 spaces

Residential 444 spaces plus 111 spaces that could be built in the future

Total required 663 spaces plus 111 shown that could be built = 774 spaces

Proposed- 533 spaces

We are very excited to bring this project forward for your consideration. We look forward to working with the township throughout this process. If you have any questions as you go through this material please do not hesitate to contact us.

SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: May 8, 2015

RE: Special Use Permit #15031 (BBI Holdings, LLC), request to construct an approximate 12,000 square foot a child care center, at 2172 and 2190 Association Drive, Okemos, MI

The Planning Commission held a public hearing regarding Special Use Permit #15031 at its April 27, 2015 meeting. Special Use Permit #15031 is being reviewed concurrent with Wetland Use Permit #15-01.

BBI Holdings, LLC, prospective property owner, has requested a special use permit to construct a child care center (Gilden Woods Early Care and Preschool Center) at 2172 and 2190 Association Drive. The approximate 12,000 square foot building will be licensed for up to 164 children. The former name of the facility was Appletree Learning Center and may appear on some of the submitted documents. The approximate 2.06 acre site consists of two vacant parcels, on the north side of Association Drive that are part of a site condominium office development (Scholle Pond Office Park) in Section 33 of the Township. The subject site is zoned PO (Professional and Office).

Planning Commission Options

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

Attachments

1. Resolution to Approve

g:\community plng & dev\plng\special use permits (sup)\2015\sup 15031(Gilden Woods child care)\staff reports\15031.pc2

RESOLUTION TO APPROVE

**Special Use Permit #15031
(BBI Holdings, LLC)
2172 and 2190 Association Drive**

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 11th day of May 2105, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, BBI Holdings, LLC, requested a special use permit (Special Use Permit #15031) to construct a child care facility on an approximate 2.06 acre site zoned PO (Professional and Office) and located at 2172 and 2190 Association Drive; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #15031 at its April 27, 2015 meeting; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandum dated April 24, 2015 and May 8, 2015; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office, which allows for a child care center subject to special use permit approval; and

WHEREAS, the proposed building will be harmonious and appropriate with the existing and intended character of the adjacent office development in the Scholle Pond Office Park on Association Drive, the religious institution north of the site, and the residential development northeast of the site; and

WHEREAS, public water and sanitary sewer are available to serve the site; and

WHEREAS, the proposed child care center will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways and public transit; 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 #15031 (BBI Holdings, LLC)
May 8, 2015
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15031 subject to the following conditions:

1. Approval is based on application materials submitted by BBI Holdings, LLC; site plans prepared by Nederveld, dated April 3, 2015; and building elevations prepared by Architectural Concepts, dated April 2, 2015, subject to revisions as required.
2. Special Use Permit #15031 shall be subject to the applicant receiving approval of Wetland Use Permit #15-01 for the proposed work in regulated wetland and proposed wetland mitigation plan.
3. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.
4. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.
5. Street trees shall be provided along the frontage of the site.
6. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.
7. The requirement for a northbound right-turn taper on Okemos Road at Association Drive will be reviewed during site plan review and shall be subject to the review and approval of the Ingham County Road Department.
8. The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall be constructed with masonry products to match the building.
9. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
10. 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. LED lighting shall be used where feasible.
11. 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.

**Resolution to Approve
SUP #15031 (BBI Holdings, LLC)
May 8, 2015
Page 3**

12. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioners office, the Ingham County Road Department, and the Township. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.
13. The applicant shall obtain all necessary permits, licenses, and approvals from the State of Michigan for the operation of the child care center. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
14. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.
15. Any future modifications to the child care center shall require a modification to Special Use Permit #15031.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

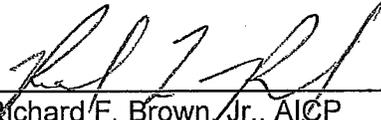
I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of May, 2015.

John Scott-Craig, Chair
Meridian Township Planning Commission

**CHARTER TOWNSHIP OF MERIDIAN
MEMORANDUM**

TO: Planning Commission

FROM:


Richard F. Brown, Jr., AICP
Associate Planner

DATE: May 6, 2015

RE: Wetland Use Permit #15-01 (BBI Holdings), request to impact regulated wetlands associated with a new child care center

The Planning Commission held a public hearing regarding Wetland Use Permit #15-01 at its April 27, 2015 meeting. Wetland Use Permit #15-01 is being reviewed concurrent with Special Use Permit #15031.

BBI Holdings, LLC is requesting a wetland use permit to impact regulated wetlands for the construction of a new approximate 12,000 square foot child care center at 2172 and 2190 Association Drive in Section 33 of the Township. Located at the center of the site is Township Wetland #33-16, a 0.28 acre (12,381 square foot) emergent wetland. The applicant intends to fill approximately 87 percent of the wetland (10,730 square feet) and provide mitigation of 10,785 square feet along the northern portion of the subject site. This equates to a 1.01:1 ratio.

The Township's Environmental Consultant recommended approval of Wetland Use Permit #15-01 with conditions and the Township's Environmental Commission concurred with the consultant's findings and recommendation.

Planning Commission Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Planning Commission has the option to approve, approve with conditions, or deny Wetland Use Permit #15-01. Based on the original submittal date and the 90-day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is June 18, 2015. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Wetland Use Permit #15-01
BBI Holdings
Child Care Center**

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 11th day of May 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, BBI Holdings, LLC requested a wetland use permit (Wetland Use Permit #15-01) for proposed work in regulated wetlands associated with construction of a new approximate 12,000 square foot child care center; and

WHEREAS, Section 22-151 of the Township Wetland Protection Ordinance requires a wetland use permit for the proposed activities impacting regulated wetlands; and

WHEREAS, the Planning Commission held a public hearing on Wetland Use Permit #15-01 at its meeting on April 27, 2015 and has reviewed the staff material forwarded under cover memorandums dated April 23, 2015 and May 6, 2015; and

WHEREAS, the Township's Environmental Consultant, in a report dated March 27, 2015, recommended issuance of Wetland Use Permit #15-01 with conditions; and

WHEREAS, in its advisory capacity, the Environmental Commission reviewed the project and recommends approval of the permit; and

WHEREAS, the location of the wetland in the center of the site limits feasible and prudent alternative locations and the preferred alternative appears to result in the least overall wetland impact and the greatest site safety in the available space; and

WHEREAS, the proposed project is a suitable use for the subject site, since the site is highly disturbed, primarily does not contain native plant communities, and is located in the middle of an office park; and

WHEREAS, wetland impacts were lessened by reducing the number of parking spaces by one and by relocating the playground to the east side of the subject site; and

WHEREAS, the applicant is proposing an onsite 1.01 to 1.00 wetland mitigation area.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #15-01 with the following conditions:

**Resolution to Approve
WUP #15-01 (BBI Holdings)**

Page 2

1. Approval is subject to the revised plans prepared by Nederveld, dated April 3, 2015, and the related materials submitted as part of Wetland Use Permit #15-01, subject to revisions as required.
2. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioner's office, and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
3. Wetland Use Permit #15-01 shall be subject to the applicant receiving approval of Special Use Permit #15031 for the child care center.
4. Prior to any work taking place on the site, a soil erosion and sedimentation control plan and a wetland mitigation monitoring plan shall be submitted to the Director of Community Planning & Development for review and approval.
5. Erosion control measures shall be installed at the required 20 foot water features setback to ensure soil resulting from construction activities does not enter remaining or mitigated wetlands.
6. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
7. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
8. Spoils shall be hauled and disposed of at an offsite location acceptable to the Director of Community Planning & Development.
9. The applicant shall periodically inspect the subject site during the first year after construction to identify and correct side slope erosion issues adjacent to wetlands.
10. The wetland mitigation shall be monitored for five years as part of the required annual report for the mitigation area with a written status report and photographic documentation provided to the Department of Community Planning & Development.
11. The applicant shall implement measures to control reed canary grass within the mitigation wetland, including suppressing the species within the existing wetland.
12. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and the posting shall remain in place throughout the duration of site work.
13. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.

**Resolution to Approve
WUP #15-01 (BBI Holdings)
Page 3**

14. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.
15. Upon completion of construction, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

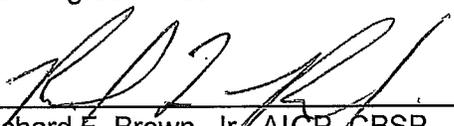
I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of May 2015.

John Scott-Craig, Chair
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: May 6, 2015

RE: Special Use Permit #15041 (Triestram and Dorner), a request to construct a deck in the 100-year floodplain at 4303 Tacoma Boulevard

The Planning Commission held a public hearing regarding Special Use Permit #15041 at its April 27, 2015 meeting. Holly Triestram and Robert Dorner are requesting a special use permit to construct a 160 square foot (10 x 16) deck, approximately eight feet above grade, on the back of their home located at 4303 Tacoma Boulevard, Okemos. The existing 2,741 square foot single-family dwelling was completed in 1974, approximately two years prior to the Township participating the National Flood Insurance Program.

Section 86-436 of the Code of Ordinances requires a special use permit be obtained for proposed impacts to the 100-year floodplain. Impacts to the 100-year floodplain are limited to digging of the three post holes, setting the posts into ground, and stabilizing the deck posts with concrete and soil.

The Michigan Department of Environmental Quality (MDEQ) issued a permit for the project in 2014 and the Director of Public Works & Engineering has recommended approval of the request.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #15041. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve

**Resolution to Approve
SUP #15041 (Triestram and Dorner)
Page 2**

Community Planning & Development.

3. The elevation of the proposed deck shall be a minimum of one foot above the level of the base flood elevation of 847 feet above mean sea level.
4. In no case shall the impoundment capacity of the 100-year floodplain be reduced by the deck.
5. 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.
6. The applicant shall properly dispose of all excess materials from the post holes to an off-site location subject to the approval of the Director of Community Planning & Development.

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 11th day of May, 2015.

John Scott-Craig, Chair
Meridian Township Planning Commission

RESOLUTION TO APPROVE

**Special Use Permit #15041
(Triestram & Dorner)
4303 Tacoma Boulevard**

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 11th day of May 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Holly Triestram and Robert Dorner requested a special use permit (Special Use Permit #15041) for work in the 100-year floodplain associated with construction of a 128 square foot deck at 4303 Tacoma Boulevard in Section 27 of the Township; and

WHEREAS, uses permitted by right or special use permit in the underlying zoning district (RAA) require a special use permit pursuant to Section 86-436(l)(5) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #15041 at its meeting on April 27, 2015, and has reviewed the staff material forwarded under cover memorandums dated April 23, 2015 and May 6, 2015; and

WHEREAS, the proposed deck in the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District for the granting of a special use permit in the floodway fringe; and

WHEREAS, the construction associated with the proposed deck will not be adverse or damaging to the public health, safety, or welfare as the only disturbance to the floodplain will be for installing two or three deck posts; and

WHEREAS, the Michigan Department of Environmental Quality issued a minor permit for the proposed deck on February 28, 2014; and

WHEREAS, the Director of Public Works and Engineering approved the project, contingent on any permits or conditions required by the Township.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15041 subject to the following conditions:

1. Approval is subject to the application materials and plans submitted as part of Special Use Permit #15041, subject to revisions as required.
2. 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

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Associate Planner

DATE: May 7, 2015

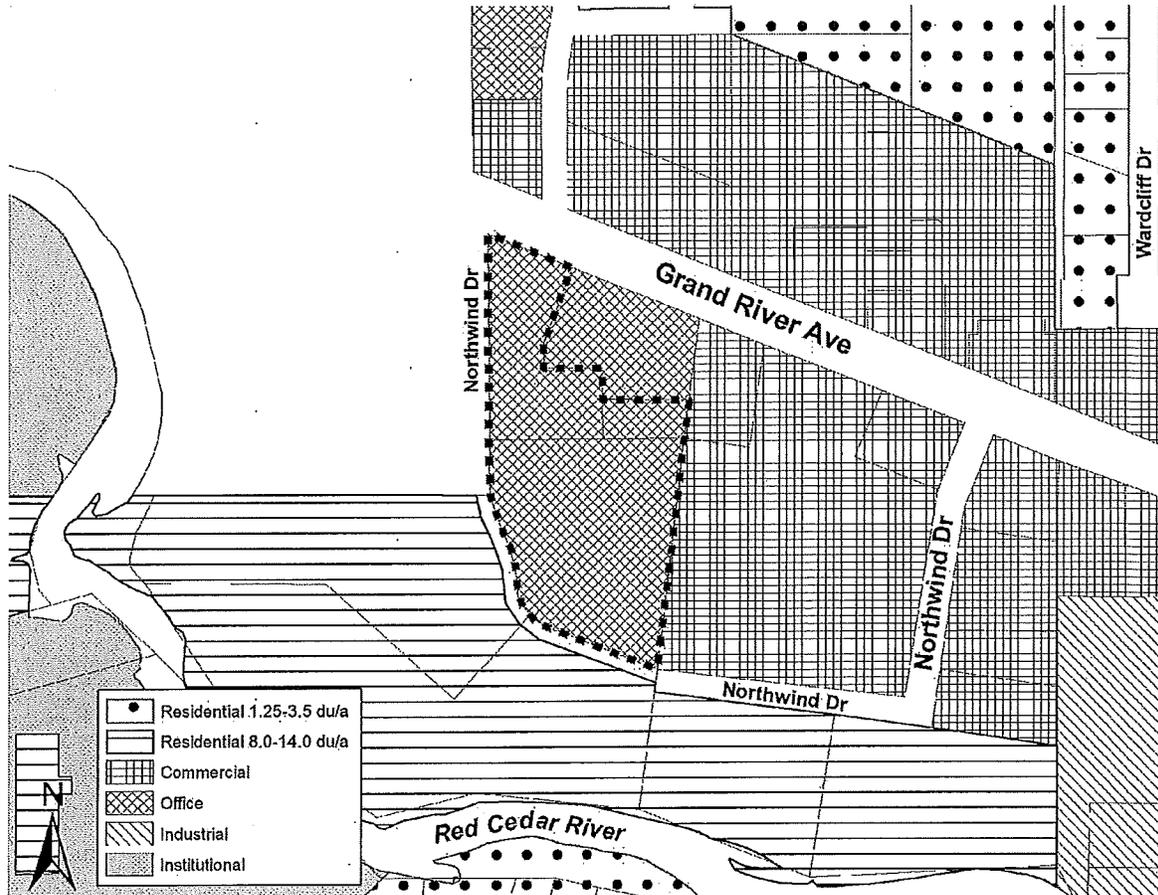
RE: Northwind MUPUD Concept Plan

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides both the Planning Commission and Township Board an opportunity to offer comments and suggestions on the project design prior to formal MUPUD application. The review is informal; therefore a public hearing and the associated noticing are not required.

Applicant Meridian Investment Group, LLC submitted a concept plan for a mixed use multiple family housing development on property located at the southeast corner of Grand River Ave. and Northwind Dr. Northwind Dr. loops south around the Majestic Plaza shopping center (Hobby Lobby) and East Oak Plaza (Plato's Closet, UPS Store) and meets up again with Grand River Ave. approximately 600 feet to the west. Meridian Investment Group proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site is approximately six acres and consists of three parcels. The buildings currently located on the project site are known as the "Executive Office Park," an office complex built in the mid to late 1970's consisting of five, two-story office buildings totaling approximately 90,000 square feet. The applicant is planning to construct new buildings in the same approximate footprints as the existing five buildings.

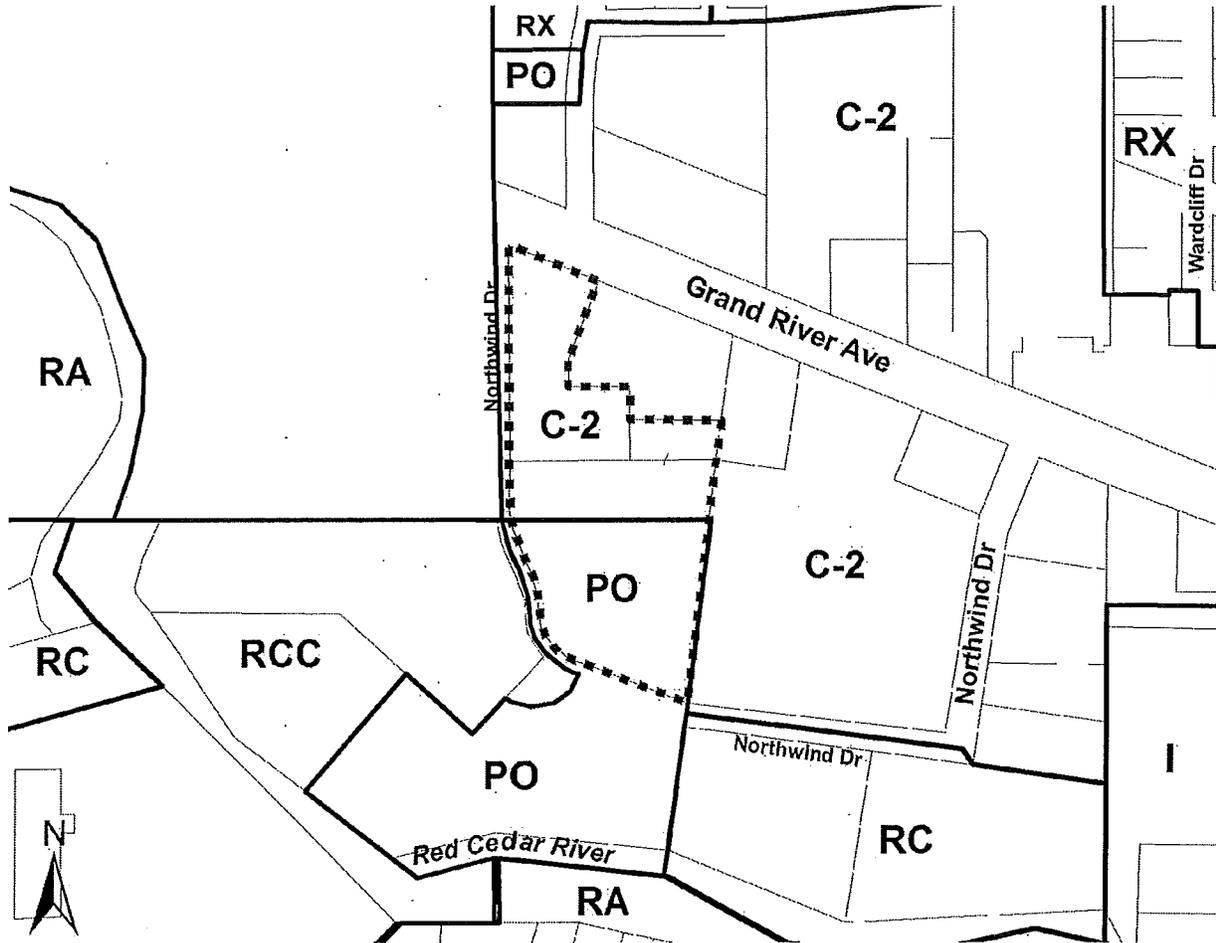
The concept plan presented by the applicant shows a total of five buildings in the project; three (3-story) multiple family buildings, a three-story mixed use building, and a single-story commercial building along Grand River Ave. The three multiple family buildings will each be approximately 30,000 square feet in size and have 30 units; 12 two-bedroom units, 6 three-bedroom units, and 12, four-bedroom units. The mixed use building will have 8,000 square feet of commercial on the first floor and two levels of apartments above with seven units on each floor (14 total units). The upstairs residential will consist of 5 two-bedroom units and 2 two-three bedroom units on each floor. The standalone commercial building fronting Grand River Ave. will be approximately 2,900 square feet and likely used for a bank with a drive-through window.

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Office.

ZONING MAP

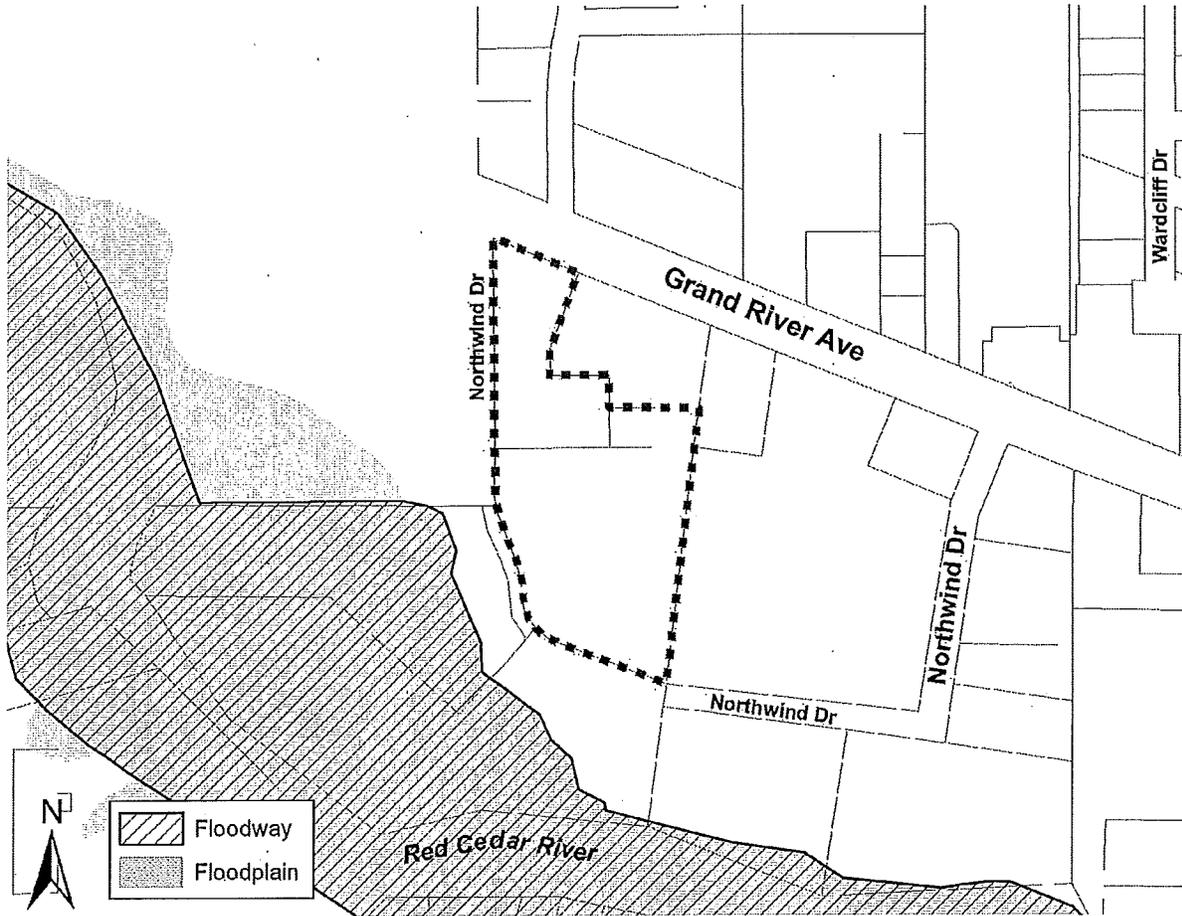


The project area is located in both the C-2 (Commercial) and PO (Professional and Office) zoning districts, both of which allow for a mixed use planned unit development (MUPUD).

Utilities

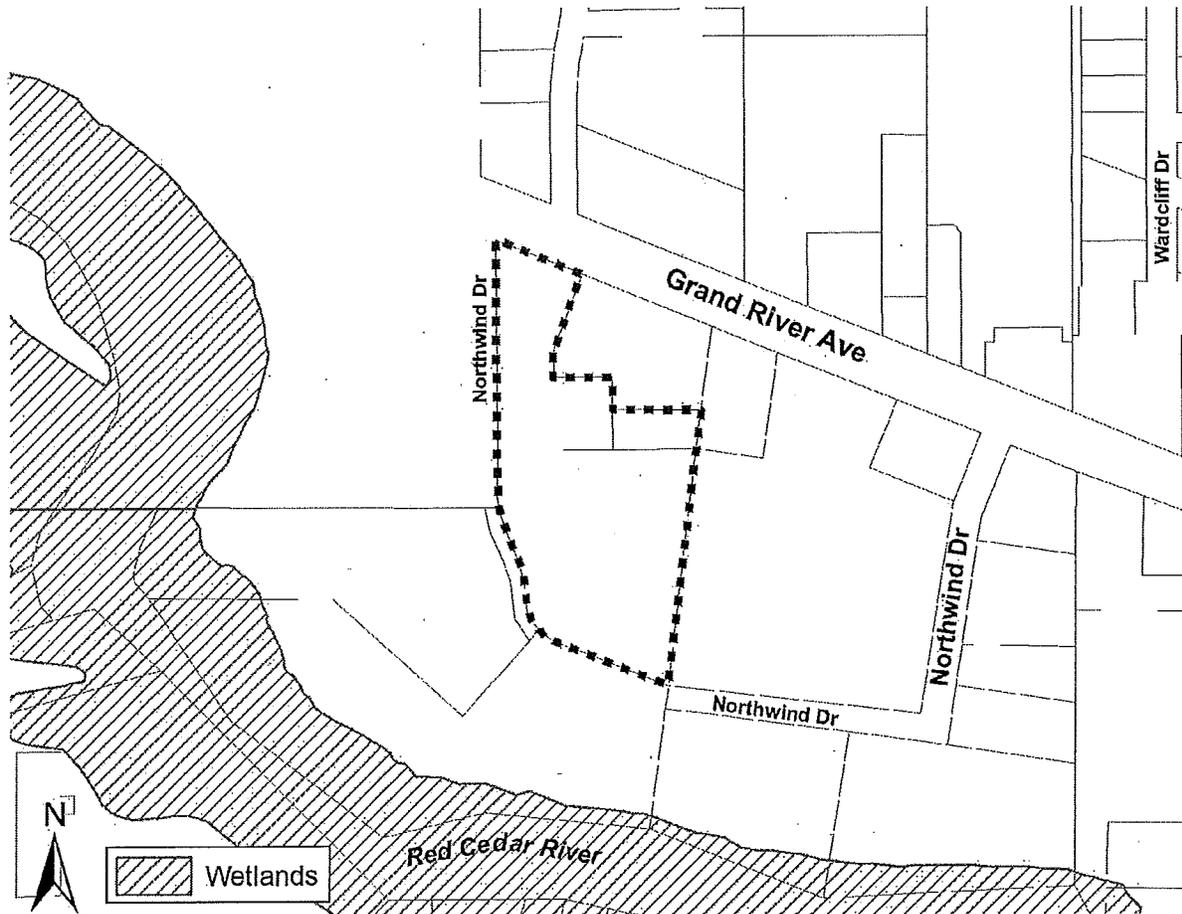
Both public sewer and water are available to serve the proposed development. The existing buildings are connected to Meridian Township utilities. Township engineering staff will provide information on the condition and capacity of the utility infrastructure during formal project review.

Floodplain



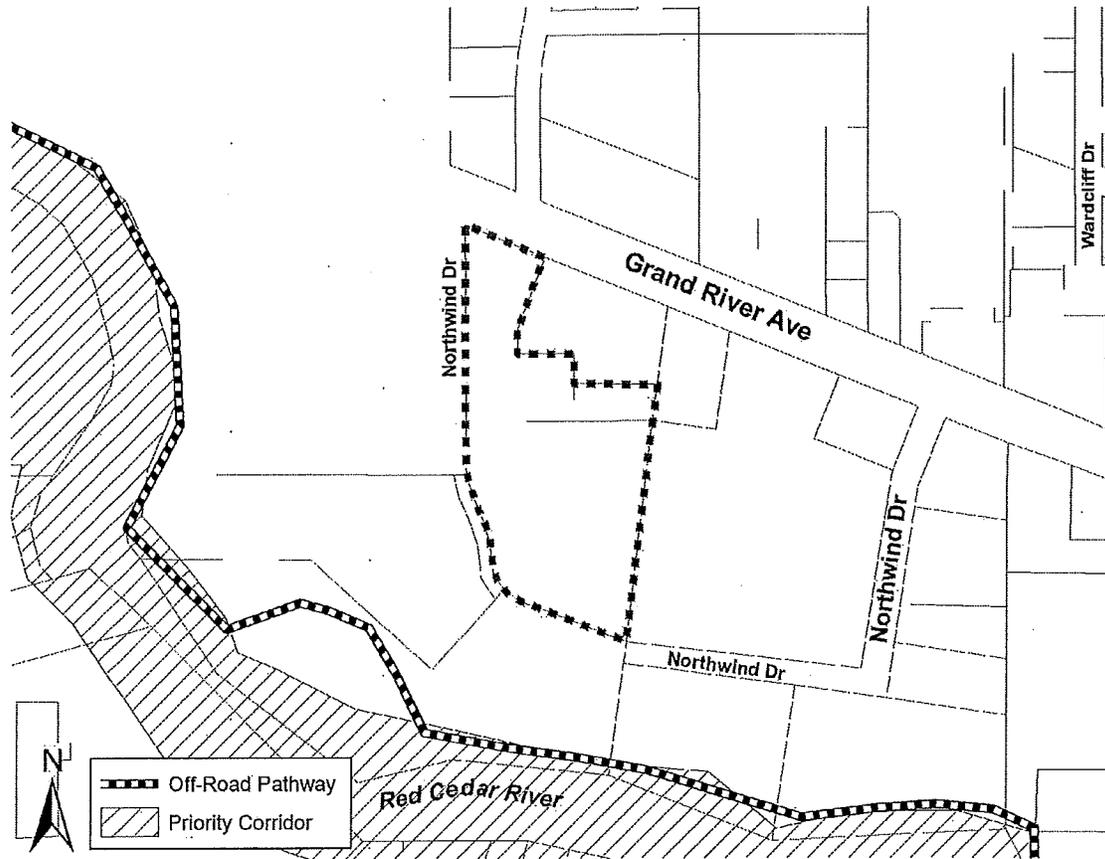
The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain areas appear to be limited to the banks of the river in this area and seem not to extend onto the project site. Detailed information regarding the floodplain boundary will be available during formal project review. State and Township regulations prohibit work in the floodplain without required review and permitting.

Wetlands



Wetlands in this area appear to be associated with the Red Cedar River. Fieldwork on the site will determine the actual boundaries of the wetland. The wetland map is intended only as a guide; wetland areas shown in the map above may be considerably smaller than depicted. In areas where wetlands are a possibility the applicant will be required to provide a wetland boundary delineation drafted by a qualified wetland biologist/environmental engineer.

Greenspace Plan



The Township Greenspace Plan shows a “Priority Conservation Corridor” (PCC) and Off-Road Pathway located along the Red Cedar River. A PCC is a network of ecologically significant open spaces. The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map.

Project Analysis

The applicant is proposing this project as a mixed use planned unit development (MUPUD). A MUPUD is permitted in the C-2 (Commercial) and PO (Professional and Office) zoning districts. The bank building shown along Grand River Ave. will require a special use permit for a drive-through window from the Planning Commission.

The concept plan shows a total of 104 residential units spread over approximately six acres, resulting in an overall residential density of approximately 17 dwelling units per acre (du/a). The MUPUD ordinance allows for up to a maximum of 14 du/a for a redevelopment project. The maximum density for a redevelopment MUPUD may be increased to no more than 18 du/a when a project offers four or more additional unique and extraordinary amenities. The concept plan shows amenities such as a pocket park, pedestrian and bicycle connections, outdoor seating areas, covered bicycle racks, and an electric vehicle charging station.

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The applicant is scheduled to present the concept plan to the Township Board on May 19, 2015. If the applicant decides to move ahead with the project a formal public hearing will be scheduled with the Planning Commission and associated notices will be sent out. In a MUPUD the Planning Commission makes a recommendation on the project and the Township Board makes the final decision.

Planning Commission Option

The Planning Commission may comment and/or offer suggestions on the project design.

Attachment

1. Project summary from applicant dated May 4, 2015
2. Preliminary site plans

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