

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 21, 2015**

APPROVED

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

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

1. Call meeting to order

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

2. Approval of agenda

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes (None)

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Lynn Hildebrandt, 4890 Chipping Camden Lane, Okemos, voiced her appreciation for the dedication of Commissioner Deits in his many years of service on the Planning Commission. She spoke to her respect for Commissioner Deits' institutional knowledge and attention to detail during her tenure on the Planning Commission. Ms. Hildebrandt expressed her opinion there is no "good" reason the Supervisor did not reappoint Commissioner Deits and the "real" reason will not likely be divulged. She expressed her desire that Township citizens are paying attention and the lack of respect for Commissioner Deits years of service will not be forgotten when they are at the voting booth.

Leonard Provencher, 5824 Buena Parkway, Haslett, reiterated his opinion from the last meeting that placement of bicycle parking for the proposed development at 3698 Okemos Road is not a good location as it will allow for easy theft being adjacent to the road. He believed the "tongue", located near the parking spaces on the roadside of Okemos Road to be an ideal location for security purposes. Mr. Provencher suggested the placement of low boxwoods (one to two feet) underneath the deciduous trees on the berm would provide for sound reduction to the units.

Tom Gottschalk, 6170 East Lake Drive, East Lansing, on behalf of Eye Care Associates, reported he has submitted corrected documents which show the actual footage of buildable area as 15.125 feet relative to SUP #15131, given all the required setbacks, in the front, rear and both sides. He spoke to the reconfiguration of parking on the site as a result of comments by the Planning Commission. Mr. Gottschalk also addressed changes one the site to address concerns with the proposed setbacks.

Chair Scott-Craig closed public remarks.

5. Communications

A. Grewal Law, PLLC, 2290 Science Parkway, Okemos; RE: Possible expiration of the lease

agreement between S & S Company and Meijer for the portion of the site which contains the Meijer gas station and Belle Tire store

6. Public hearings

- A. Special Use Permit #15171 (Chick-fil-A), request to construct an 4,730 square foot restaurant with drive-through window and
- B. Special Use Permit #15181 (Chick-fil-A), request to work in the 100-year floodplain to construct a Chick-Fil-A restaurant

Chair Scott-Craig opened the public hearing at 7:15 P.M.

Harmony Gmazel, Associate Planner, summarized the two special use permit requests as outlined in staff memoranda dated December 21, 2015.

- Applicant
Jason Hill, Development Manager, Chick-fil-A, Inc., 5200 Buffington Road, Atlanta, Georgia, explained the franchise model of Chick-fil-A, a one store/one franchise owner approach. He expressed the company’s desire to bring their brand into the mid-Michigan area after several years of planning.

Gary Rouse, P.E., GBC Design, 565 White Pond Drive, Akron, Ohio, addressed filling in the floodplain, noting the floodplain follows the 842.1 contour. He noted that in order to construct the required sidewalk, the applicant must match the curb elevation, which is six inches (6”) higher. Mr. Rouse stated that the topography “falls off” in that area and there is 73 cubic yards of fill in the floodplain necessary to construct the sidewalk and blend the land and creating a “low” area “lower” than the 842.1 contour with a compensating cut of 129 cubic yards, a cut/fill ratio of 1.77 to 1.

Mr. Rouse addressed the proposed 15.5 foot setback to the south is necessary because of the existing Meijer sign off property. He indicated the foundation is 3.5 feet wide and has a north/south dimension which is 6.5 feet, which triggers a trickle-down effect with the requirements for the landscape buffer (four feet), sidewalk (six feet), depth of parking (18 feet) and aisle width (25 feet), which leaves approximately 3.5 feet between the curb and the base of the Meijer sign. Mr. Rouse delineated the need for the 15 foot setback by outlining the required footage west to east and their preference for stacking, as drive-through is 60+ % of their business. He noted the third issue is the truck loading zone, and Mr. Hill indicated he can determine the specific time of deliveries in certain circumstances. Mr. Hill believed a before breakfast or mid-morning delivery time would work best as it is the restaurant’s slowest service times. He voiced his preference to not have a loading space, but indicated it was included at the request of staff.

- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, questioned if the wetland detention would jeopardize the seven (7) foot pathway along Grand River Avenue. He inquired as to how many of the mature trees are to be removed and what replacement landscaping is being offered.
- Planning Commission

Commissioner Tenaglia expressed her interest in not having the special loading zone in order to retain greenspace and allow for a sidewalk to the trash enclosure. She stated she did not have a problem with the 15 and 15.5 foot setback as the project is on the boulevard and the five (5) foot difference from the Township requirement does not affect visibility.

Commissioner Cordill inquired how far the truck loading area is from the building.

Mr. Hill responded approximately 30 feet.

Commissioner Cordill suggested sliding the loading area to the west would alleviate its visibility from Grand River.

Mr. Hill stated he did not see a reason why the loading area could not be located closer to the building if it is required to be retained in the project.

Commissioner Ianni determined the setbacks are not as critical for this project as it is infill in the commercial core and not an issue for neighbors. He did not see a problem with reduced buffers.

Commissioner Jackson inquired as to how many cars were designed for stacking.

Mr. Hill replied eight (8) cars from the order point to the window and eight (8) to pickup. He added the corporate model is fashioned for 20 before the end of the drive through stack is reached, but the site constraints and a request from staff was to decrease the entrance down to one (1) lane from two (2).

Commissioner Jackson expressed concern there is no accommodation for walk-in business; adding one of the Planning Commission's objectives is to make the area more walkable and more pedestrian friendly from the street to the business. She noted her preference for there to be some type of pathway to get people from the sidewalk to the Chick-fil-A business without walking through the parking lot.

Mr. Hill pointed to a sidewalk planned to be located on the west side of the building which will be required to connect to the bicycle pathway on Grand River Avenue. He highlighted the main entry doors on the front of the building to gain access to the dining room. Mr. Hill also showed the placement of the proposed bicycle racks which will tie in with the outdoor seating shown on the plans.

Commissioner Jackson noted the applicant intends to place an opening in the existing median contained within the western entrance which will accommodate traffic turning in off Grand River to the site as well as exiting the site to the south.

Mr. Hill explained the cut in the existing median is intended to provide the ability for vehicles to turn left into the site to properly circulate cars. He indicated signage will be placed on the site to direct cars to come around to the back to access the drive-through window. Mr. Hill added that dine-in customers will be able to turn left from the cut in the median and park directly in front of the store, eliminating any conflict with drive-through customers.

Commissioner Jackson inquired if the Michigan Department of Transportation has given its approval to the aforementioned concept, as she believed the applicant will limit “progression” into the Meijer complex as cars stop to turn left into Chick-fil-A.

Mr. Hill explained there will be two (2) southbound lanes which will afford vehicles the opportunity to bypass cars turning left into Chick-fil-A.

Commissioner DeGroff requested the applicant provide a response to the question posed by Mr. Provencher.

Mr. Rouse stated the bicycle pathway will not be impacted in any manner, as it is the applicant’s intent to connect onto the pathway with all of the accompanying grading taking place on the subject property.

Commissioner DeGroff asked for the applicant’s response to Mr. Provencher’s inquiry regarding tree removal.

Mr. Rouse explained staff had requested identification of the trees currently on the site, explaining the difficulty in identifying trees which currently have no leaves. He stated that in order to “get what you require”, the plan proposes tree removal. Mr. Rouse indicated a willingness to retain trees if allowed, and supplement with what is required.

Commissioner Deits noted there is currently an app available which, if you take a picture of the bark on a tree, the app will identify the type of tree.

Commissioner Deits asked why the area under consideration is not currently paved. He inquired if the subject parcel was previously a regulated wetland.

Principal Planner Oranchak replied there is no evidence this lot ever contained a regulated wetland.

Commissioner Deits expressed appreciation for the cut in the proposed location east of the proposed fill as it will minimize water encroaching into Grand River Avenue, a major thoroughfare. He noted the difficulty for a vehicle traveling west on Grand River to turn into the entrance on the west side of the subject parcel, given the median “bends” west.

Mr. Rouse responded he was informed that it was an illegal turn, and was asked to remove it from the traffic report provided by his traffic consultant.

Commissioner Deits inquired if the reason it was illegal was because it pointed the wrong way.

Mr. Rouse responded in the affirmative.

Commissioner Deits believed drivers traveling westbound on Grand River will want to use that entrance once they see the new restaurant and suggested the Ingham County Road Department place signage prohibiting that turn.

Mr. Hill added the mature trees along Grand River block visibility and it is his company's preference to remove the trees and replace them with the necessary ratio to open up the lines of visibility and make the appropriate left turn into the east entrance.

Commissioner Deits suggested doing something organic about the east end rather than cut down the mature trees near the west end. He voiced puzzlement by the two (2) parallel order windows which merge into one lane and inquired if that was a frequent occurrence at Chick-fil-A franchises.

Mr. Hill responded Chick-fil-A has incorporated that design into all new franchises as it increases efficiency of cars through the drive through approximately 30%. He added it allows two (2) vehicles to order at the same time and with the use of cameras and descriptors, employees can properly control the merging protocol to assure the correct orders are given.

Commissioner Deits voiced concern the pass through lane does not commence until after the order window so that someone who changes their mind about ordering has to sit in the queue of the drive-through lane until they reach the window. He pointed out the Township's ordinance indicates a pass through lane the entire length of the drive through lane.

Commissioner Deits pointed out the applicant has had to work around the existing Meijer sign as it is non-conforming, emphasizing how non-conforming signs can have unintended consequences. He stressed the importance of including sunset clauses in the sign ordinance to remove the non-conforming signs over time.

Commissioner Cordill asked how traffic which leave the restaurant would travel westbound on Okemos Road. She noted this lot is integrated into a shopping center and it would be helpful to see how this lot relates to the surrounding area and how it would connect with Okemos Road.

Mr. Rouse explained when a vehicle exits the drive-through, it proceeds through the median cut-through, turns left and then right on the "service drive" which empties onto Okemos Road.

Commissioner Deits stated the traffic report was "incomprehensible" and the traffic graphs were difficult to understand.

Mr. Rouse explained both the applicant's and the township's traffic consultants conversed and were in agreement with the findings contained in the traffic report.

Commissioner Deits explained a lay executive summary is usually provided.

Mr. Hill provided an aerial photograph on the overhead projector in response to Commissioner Cordill's inquiry and showed how traffic traveling west on Okemos Road could safely exit the property

Chair Scott-Craig noted there are two exits from the site. He asked what percentage of traffic would use the access to the east versus west. Chair Scott-Craig believed use of the exit to the east would be easier for ingress and egress. He noted the traffic report contained information showing two (2) intersections with a level of service labeled F, one of which is for a vehicle traveling north on the boulevard attempting to turn left and the other one is the boulevard

between Leo's and Kelley's Consignment where a vehicle is attempting to turn left. He voiced concern with cars exiting the Chick-fil-A site, crossing the west entrance and turning left through the cut in the median while there is a "stream" of traffic attempting to cross through the same cut in the median in the opposite direction. He acknowledged he did not believe there was much traffic which traveled that way, but wanted the concern voiced.

Chair Scott-Craig gave an example of vehicles stopping in the lane which is proposed to be the truck loading/unloading area, stating it is a well-used artery to get out of Meijer and head safely west. He indicated there is a right turn only sign for the subject sites' eastern egress. Chair Scott-Craig expressed concern that pedestrians traversing the proposed site will have to walk through traffic to get to the restaurant. While acknowledging the location of the main entrance in front, he inquired if there was a proposed side entrance into the building.

Mr. Hill showed a second entrance on the west side of the building, further south from the main entrance.

Chair Scott-Craig requested Chick-fil-A's hours of operation.

Mr. Hill responded business hours are from 6:30 A.M. until 10:00 P.M. Monday through Saturday.

Chair Scott-Craig asked where the calculation of 2,400 cars per day was obtained.

Mr. Rouse replied the number of cars was obtained from using the formula contained in the Institute of Transportation Engineers (ITE) manual.

Chair Scott-Craig inquired if Chick-fil-A had peak hours, given the information contained in the traffic report showing 2,400 cars in 16 hours. He asked if it was Chick-fil-A's normal experience to have fairly constant customer flow.

Mr. Hill replied that generally, peak hours are from 11:00 A.M. until 1:00 P.M. and then either 4:00 P.M. until 6:00 P.M. or 5:00 P.M. until 7:00 P.M.

Chair Scott-Craig stated this site is difficult for people to exit. He asked for the applicant's preference on how customers would leave the site.

Mr. Hill replied that during peak hours, it would be his preference for customers to turn left in case the drive-through is backed up. He added every attempt has been made to isolate the traffic concerns to the site, believing more of the issues raised tonight will impact the subject site versus the public road, the result of a successful business. Mr. Hill stated there is a human behavioral element involved in that "people will do what they do sometimes." He spoke of their need to rely on their traffic consultant's report in setting up traffic patterns to mitigate vehicular flow.

Commissioner Deits spoke to the need to divert all traffic (more or less) to the west and the drive through with right turns is ill-advised. He encouraged the applicant to make turning options clear to its customers through signage.

Commissioner Jackson asked how many customers the dining room will accommodate.

Mr. Hill replied there is an approximate seating capacity of 127.

Commissioner Jackson inquired as to the number of employees who will be hired.

Mr. Hill provided a range of 15-20 during a peak shift.

Chair Scott-Craig asked for an explanation of brick type as the material which will be used on the face of the building.

Mr. Hill responded it is full brick and showed samples to Planning Commissioners.

Chair Scott-Craig reminded the applicant the easements from Meijer and permits from the Michigan Department of Environmental Quality (MDEQ) for the drainage system should be in place when the Planning Commission votes on the request for approval at its January 11, 2016 Meeting.

Mr. Hill indicated a purchase and sale agreement with Meijer is in place for their intent to purchase the property and language is contained within the agreement describing the applicant's ability to obtain easement rights through a separate document at a later date. He explained it is necessary to be further along in the approval process to feel certain there is a deal before attorney fees are expended in review of easement documents. He added once titles are attained, work on the easements will begin.

Mr. Rouse explained the proper paperwork has been submitted to Ingham County; to MDOT for tying into the storm sewer and the final signature on the 14-page application has now been obtained and will be submitted to MDEQ in the morning.

Commissioner Jackson spoke to the memorandum contained in the packet from the Township's Chief Engineer regarding items missing from the application.

Principal Planner Oranchak responded the proposed work in the floodplain can be a condition of approval.

Mr. Rouse explained a complete set of plans were submitted to the Township which show the proposed development in detail.

Principal Planner Oranchak added the finer details (e.g., water and sewer, etc.) will be determined during site plan review. She noted the floodplain items will be in place prior to providing a resolution of approval to the Planning Commission.

Chair Scott-Craig voiced his preference to save the mature trees through on-site reuse, adding such a move would be looked upon favorably by the Commission.

Mr. Hill responded he will attempt to accommodate the request, assuming they are in good shape and will not be impeded with the draining activity. He requested that if the mature trees are retained, the applicant has the ability to "limb up" the canopies to create a site line underneath.

Chair Scott-Craig closed the public hearing at 8:22 P.M.

- C. Special Use Permit #15-70141 (Chick-fil-A), request for a major special use permit amendment to reduce site area for the Meijer site at 2055 Grand River Avenue

Chair Scott-Craig opened the public hearing at 8:22 P.M.

Associate Planner Harmony Gmazel summarized the special use permit request for a major amendment as outlined in staff memorandum dated December 21, 2015.

Chair Scott-Craig inquired as to the maximum amount of impervious surface for the underlying zoning on the parcel.

Principal Planner Oranchak replied is it 70%, so the applicant is approximately 5% over.

- Applicant

Mr. Rouse stated the impervious surface of 72.3% currently exists.

Commissioner Ianni noted the key issue is stormwater management, and the increase in the impervious surface will have an impact on it.

Mr. Rouse stated Chick-fil-A will be constructing underground detention tanks so that during a 100 year storm, it will be letting out water at a negligible rate of .18 cubic feet per second. He stated no Meijer stormwater flows into the subject area, but there is currently a yard drain inlet at the northwest corner and grass drains to that inlet at an approximate rate of 2 cubic feet per second in a ten year storm. After Chick-fil-A installs detention tanks, that stormwater rate will be significantly reduced (.18 cf per second).

Commissioner Deits speculated the reason this area remained unpaved was to keep the pervious surface closer to the appropriate limit. He reiterated this special use permit (SUP) request is for the benefit of Meijer, who is selling this land to make money without giving anything back to the Township. While acknowledging the Planning Commission cannot “bargain,” he would like to see Meijer have more plantings in the remaining parking lot in compensation for the loss of this space.

Commissioner Jackson noted that when this sale goes through, the pervious/impervious ratio for Meijer will be out of compliance.

Principal Planner Oranchak stated the issue will be whether Meijer will create additional pervious surface on site or seek a variance for the excess impervious surface from the Zoning Board of Appeals.

Commissioner Jackson requested clarification if the only issue before them is whether to allow the lot split.

Principal Planner Oranchak explained the issue before the Commission is a modification to the Meijer site plan, and the largest change to the site plan is that there is a reduction in the pervious surface. She noted the land division is a separate process.

Commissioner Cordill asked if Meijer had an excess of parking on its site.

Ms. Oranchak believed Meijer does not have an excess of parking, but is not losing any parking based on this request.

Commissioner Cordill reiterated Commissioner Deits' earlier statement about greening up the Meijer parking lot, as it is currently a "sea" of pavement, and the proposed sale would tip the impervious surface beyond the maximum.

Principal Planner Oranchak replied that possibility can be looked at.

Chair Scott-Craig asked staff what remedies are available to bring Meijer's pervious/impervious surface ratio into compliance.

Ms. Oranchak responded the remedies are to find additional areas where the pervious ratio can be improved or to seek a variance.

Commissioner Cordill inquired why Meijer is not the applicant instead of Chick-fil-A.

Principal Planner Oranchak responded Meijer authorized Chick-fil-A to go through the process for them.

Mr. Hill added that since Chick-fil-A is the company seeking to redevelop the property, Meijer has placed the onus on them to put this case through the Township's process. At its inception, Mr. Hill thought it would be a simple lot split, adding that a significant issue will be taken back to Meijer for consideration.

Commissioner DeGroff offered a hypothetical situation where the Planning Commission approved the amendment to Meijer's existing SUP, and then the variance before the ZBA is denied.

Principal Planner Oranchak responded it is an either-or situation, where Meijer provides additional pervious area or proves to the ZBA that it has practical difficulty in not providing it. She added additional research on the site needs to be conducted to ascertain the possibilities.

Commissioner DeGroff agreed with previous comments from fellow Commissioners stating his preference for Meijer to "green up" its parking lot.

Commissioner Tenaglia reminded Planning Commissioners the percentage in question is minimal in comparison to a business which is largely impervious. She urged consideration of this request in an effort to not have a national company turn away from our community over such a small increase of impervious surface. She believed the portion of land in question is not currently well maintained and this business would be constructed in an area within the commercial core and totally developed.

Commissioner Jackson requested clarity that the request is for an amendment to Meijer's SUP and not Chick-fil-A's SUP.

Principal Planner Oranchak responded in the affirmative.

Commissioner Jackson voiced confusion as to how not approving this major amendment to Meijer's existing SUP inhibits movement of the Chick-fil-A project.

Commissioner Jackson inquired if Meijer could build the existing parking lot today.

Principal Planner Oranchak replied they could not.

Commissioner Jackson stated Meijer's parking lot is currently out of compliance.

Commissioner Ianni believed the main issue is whether stormwater runoff will negatively impact the neighboring property owners or not. He believed increasing the impervious surface from 72.3% to 75% will not affect the current look of the property in a noticeable way and not create an additional burden on either stormwater drainage or flooding.

Commissioner Deits stated it is not appropriate to allow a property to become more out of compliance with Township standards. He added this process is one of negotiation, and a special use permit request allows the Planning Commission broad authority to decide what is harmonious and appropriate. Commissioner Deits suggested Meijer be allowed an opportunity to come back to the Planning Commission with a suggestion as to how the pervious/impervious ratio could be mitigated.

Commissioner DeGroff spoke to his impression of Chick-fil-A's ideology to build a sense of community where its restaurants are located. He agreed with Commissioner Deits assessment of the situation.

Chair Scott-Craig closed the public hearing at 8:41 P.M.

[Chair Scott-Craig recessed the meeting at 8:42 P.M.]

[Chair Scott-Craig reconvened the meeting at 8:51 P.M.]

8. Unfinished Business

- A. Special Use Permit #15161(Okemos Road LLC), develop an 8-unit townhouse project at 3698 Okemos Road

Commissioner DeGroff 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 #15161 (Okemos Road LLC) to construct a single multiple-family building consisting of eight townhouse units subject to the following conditions:

1. **Approval is granted in accordance with the site plans prepared by KEBS Inc., dated December 10, 2015, and elevation plans and floor plans prepared by Roger L. Donaldson, AIA P.L.C., Architect dated November 12, 2015, subject to revisions as required.**
2. **Additional stonework shall be added to front façade around and above the garage doors subject to the approval of the Director of Community Planning and Development.**
3. **If feasible, in addition to the required street trees, increase the berm height and/or add a continuous landscape screen along the Okemos Road frontage to buffer living units from noise and other impacts associated with the proximity to Okemos Road.**

4. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and be properly disposed of.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.
6. The applicant shall provide an easement to the Department of Public Works and Engineering for the portion of the sidewalk that is located on the subject site.
7. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
8. Utility, grading, and storm drainage plans for the site are 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.
9. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office, Ingham County Road Department and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
10. A copy 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.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Project is a good addition to this area of the Township
- Desire for the applicant to address the location of bicycle parking for safety reasons

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

- B. Special Use Permit #15131 (Pairolero), request to construct a non-residential use in a residential district (optometry clinic) on two undeveloped platted lots located on the east side of Marsh Road north of Haslett Road

Commissioner Tenaglia 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 #15131 subject to the following conditions:

1. Approval is based on application materials submitted by Robbie Pairolero; site plans prepared by KEBS, Inc. dated December 15, 2015; and building elevations prepared by M.A.S. Residential House Plan Designers, dated November 15 2015, subject to revisions as required.

2. **Approval is subject to receiving all necessary variances from the Zoning Board of Appeals.**
3. **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.**
4. **The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall be constructed with masonry products to match the building.**
5. **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.**
6. **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.**
7. **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.**
8. **The applicant shall obtain all necessary permits, licenses and approvals from 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.**
9. **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.**
10. **Any future modifications to the optometry clinic shall require a modification to Special Use Permit #15131.**

Seconded by Commissioner Jackson.

Planning Commission discussion:

- Careful development of this difficult piece of land by a long standing optometrist will add value to the community
- Project is a non-residential use in a residential district
- Extension of professional office activities north on Marsh Road is similar to a previous agreement to extend professional office activities north on Okemos Road which was denied by the Township Board
- Doctor's clinics would be consistent with residential neighborhoods and are neighborhood based businesses
- Eye clinic is a use allowed in a residential district by SUP
- Township pathway will remain across the front of the site
- Applicant will still need several variances from the Zoning Board of Appeals (ZBA)
- Commissioner reminder this development will increase the Township's tax base

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Ianni, Jackson, Tenaglia,
Chair Scott-Craig
NAYS: Commissioner Deits
Motion carried 6-1.

- C. Zoning Amendment #15080 (Township Board), proposal to amend Section 86-473 Street Trees
Commissioner Deits moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #15080, to amend Section 86-473 Street Trees of the Code of Ordinances to protect, provide and preserve trees along and near streets within the Township for the purposes of improving air quality, promoting traffic calming, and maintaining natural beauty. Seconded by Commissioner Ianni.

Planning Commission:

- Sensible ordinance with modifications made through Planning Commission discussion

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Ianni, Jackson,
Tenaglia, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

9. Other Business

- A. Resolution of appreciation – Tom Deits

Commissioner Jackson moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Tom Deits grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission. Seconded by Commissioner Cordill.

Planning Commission:

- Admiration for Commissioner Deits’ insight, perspective and institutional knowledge
- Appreciation for Commissioner Deits’ representation of the Planning Commission in many different forums
- A great deal of Commissioner Deits’ contributions were policy related

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Ianni, Jackson,
Tenaglia, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

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

Commissioner Deits emphasized Meridian Township is an “edge” community and policy makers need to be reminded of that frequently as new policy is created. He noted information contained in the 2015 Citizen Survey listed preservation of open space as the number 2 priority. Commissioner Deits’ pointed out residents’ willingness to expend funds to preserve open space

through renewal of the Land Preservation millage during a significant economic downturn. He spoke to the recent New Global Climate Change Treaty Event held in Paris where 200 countries agreed climate change is real, important and must be addressed. Commissioner Deits reported data shows that one-third of global warming is caused by land use decisions, and land development is a choice of whether to exacerbate or improve global climate. He stated individual and local actions are key to preserving this planet's climate and preventing global warming. Commissioner Deits indicated the present state of global warming evolved through several hundred thousand individual, local and corporate decisions. He believed the Planning Commission has an ethical, moral and evidential basis for making land use decisions one of its highest priorities.

A. New Applications

- i. Special Use Permit #16011 (Marriott), request to construct a 67,000 square foot Courtyard by Marriott with 99 room on Jolly Oak Road east of Staybridge Suites.

B. Update of Ongoing Projects

- i. Site Plans Received
- ii. Site Plans Approved

11. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, offered a rendering of the tree calipers located on the property upon which Chick-fil-A wants to build. He stated one of the top priorities during the year-long charrette process for the Michigan Avenue/Grand River corridor was the treescape, voicing his preference for the mature trees to remain. Mr. Provencher inquired as to what percentage of the 55 available parking spaces within the Chick-fil-A project are taken up by employees and suggested a possible agreement with Meijer for the location of employee parking.

Chair Scott-Craig closed public remarks.

12. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:29 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary