



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 9, 2018 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. June 25, 2018 Regular Meeting – *Not yet complete*
5. COMMUNICATIONS - NONE
6. PUBLIC HEARINGS
 - A. Rezoning #18080 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).
7. UNFINISHED BUSINESS
 - A. Special Use Permit #18061 (Meridian Township), replace drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road.
8. OTHER BUSINESS
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved
 1. Site Plan Review #18-07 (Wieland), construct 29,270 square foot church at 6322 Newton Road.
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: GERALD RICHARDS

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
July 9, 2018 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA

July 23, 2018

1. PUBLIC HEARINGS
 - A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).
 - B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

2. UNFINISHED BUSINESS
 - A. Rezoning #18080 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).
 - B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building with 88 dwelling units at 2875 Northwind Drive.
 - C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct building greater than 25,000 square feet in size at 2875 Northwind Drive.
 - D. Special Use Permit #18041 (Meridian Investment Group, LLC), placement of fill and grading in the floodplain of the Red Cedar River at 2875 Northwind Drive.

3. OTHER BUSINESS
 - A. Future Land Use Map review.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





To: Planning Commission

From: Peter Menser, Principal Planner

Keith Chapman, Assistant Planner

Date: July 5, 2018

Re: Rezoning #18080 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).

Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robins Way. Only the 7.36 acre portion of the property is proposed for rezoning to RA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district.

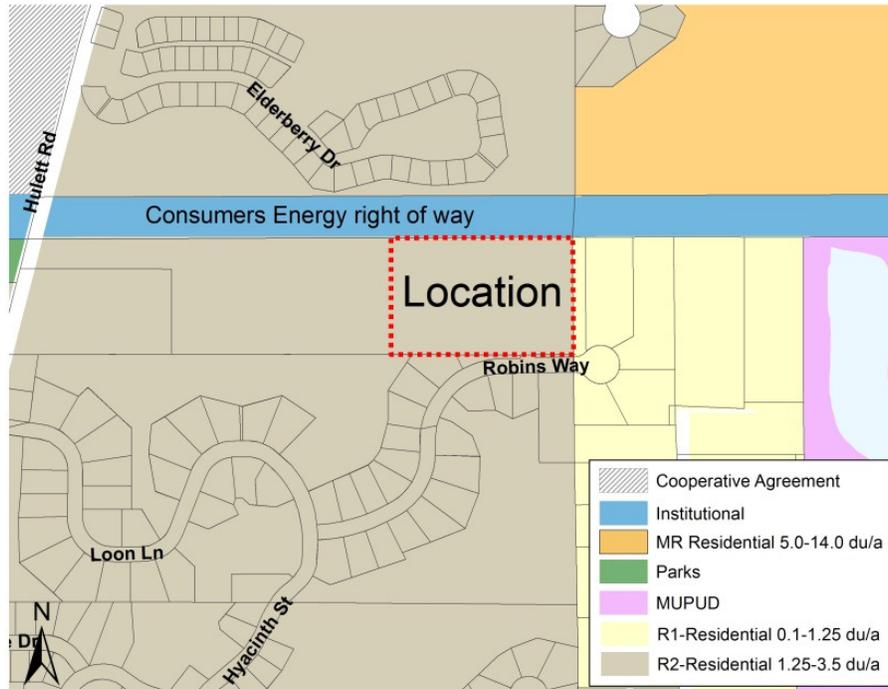
The subject site is located north of the Sanctuary subdivision (FP #04052), which was platted in 2004 and contains 48 single family lots. A Consumers Energy right-of-way is located north of the subject site.

The applicant submitted a letter offering to place five conditions on the rezoning, including limiting development of the site to a maximum of eight lots, providing a 50 foot wide natural preservation area along Robins Way, establishing deed restrictions for the development that meet or exceed those of the existing Sanctuary development, restricting construction hours to 8 a.m. to 6 p.m. Monday-Saturday, and the installation of a temporary chain link gate at the entrance off Robins Way during the land development phase of construction.

The applicant was previously denied a request to rezone the property from RR to RAA (Single Family-Low Density) in 2018 (REZ #18010). The conditions offered as a part of that rezoning request mirror those offered in this proposal, with the exception being the limit on the number of lots, which was capped at 10 lots in the previous request.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre category.

2017 FUTURE LAND USE MAP

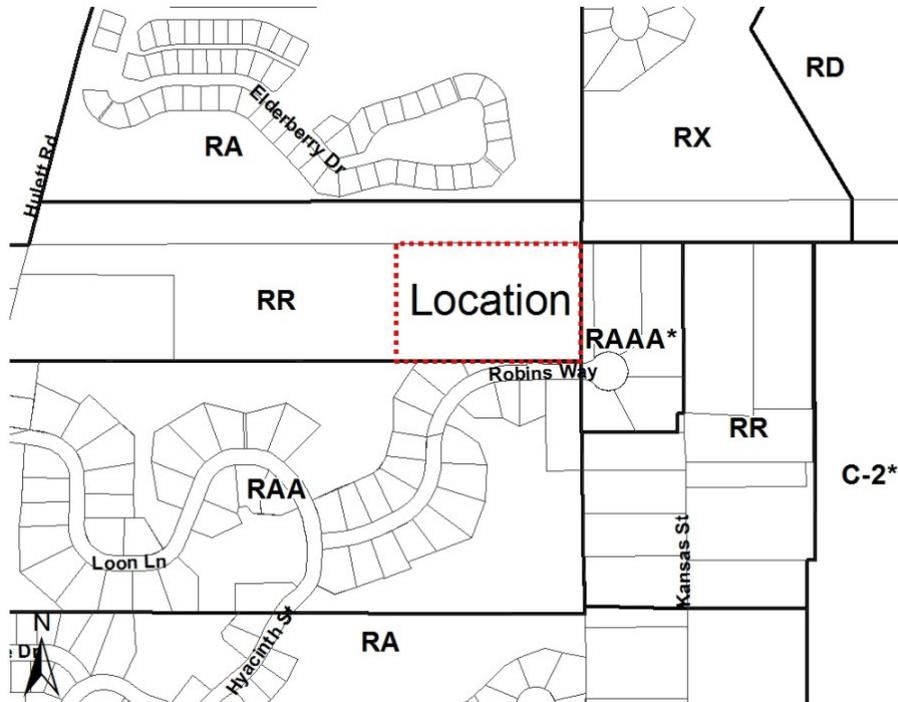


Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RA zoning district requires a minimum 80 feet of lot width and 10,000 square feet of lot area. A land division would be required to separate the portion of the property that is proposed for rezoning. The following table illustrates the lot width and lot area standards for the existing RR and proposed RA zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RA	10,000 sq. ft.	80 ft.

ZONING MAP



Physical Features

The site contains a 2,116 square foot, two-story single family residence built in 1984 near the western end of the parcel with access on Hulett Road. The topography of the site slopes from 876 feet above mean sea level in the center of the parcel to a low point of 864 feet above mean sea level near the western edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts several wetlands on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Robins Way. Robins Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robins Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period.

The table below compares estimates of future traffic volumes resulting from development of the subject property under both the existing RR zoning and proposed RA zoning using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For each zoning district the land use with the highest potential traffic volume is identified and compared. In this case the land use producing the highest potential traffic volumes for both the existing and proposed zoning districts are single family dwellings.

	Existing RR zoning (7 lots)	Proposed RA zoning (8 lots)	Change
Peak Hour trips	5.39 (a.m.) 7.14 (p.m.)	6.16 (a.m.) 8.16 (p.m.)	+0.77 +1.02
Weekday trips	66.99	76.56	+9.57

Traffic generation is calculated using the estimated maximum number of dwelling units that could be developed on the property under both the current and proposed zoning. Staff estimates that seven lots could be developed under the current RR zoning. Eight lots was used for estimating traffic under the proposed RA zoning, since the applicant has offered a condition establishing that number of lots as the maximum that could be developed.

A traffic study is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 7.36 acres of a 17.91 acre parcel from RR to RA with conditions. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The applicant has offered to condition the rezoning on limiting future development of the site to a maximum of eight dwelling units. If approved, the rezoning and associated conditions would run with the land, so if the rezoning was approved and the property was sold the eight dwelling unit limit would remain in place.

Staff estimates that seven lots could be developed under the current RR zoning. This is derived using minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, site layout, or other factors that may limit buildable area.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application and supporting materials.
2. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18080 (Giguere)/REZ 18080.pc1.docx

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

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JUN 13 2018

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant Giguere Homes
Address of applicant 6200 Pine Hollow Drive, Ste. 100, East Lansing, MI 48823
Telephone: Work 1-517-339-3600 Home _____
Fax 1-517-339-7201 Email dilizabeth@giguerehomes.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

****Please see attached purchase agreement that includes provisions for rezoning**

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Enger Surveying & Engineering
Address 805 N. Cedar, PO Box 87, Mason, MI 48854
Telephone: Work 1-517-676-6565 Home _____
Fax _____ Email ese@acd.net

C. Site address/location Portion of 3760 Hulett Road, Okemos, MI 48864, Adjacent to Robins Way
Legal description (Attach additional sheets if necessary) See attached
Parcel number 33-02-02-32-400-005 Site acreage 7.36

D. Current zoning RR Requested zoning RA

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A

- 2) The conditions of the surrounding area have changed in the following respects: **The surrounding parcels which were previously zoned RR have since been rezoned to RA, RAA, RAAA & RX.**
- 3) The current zoning is inconsistent with the Township’s Master Plan, explain: **The Future Land Use Map dated shows this parcel as an R-2 area while the existing RR zoning is an R-1 category. The Master plan states the water and sewer service shall not be extended to R-1 locations. Both of these utilities along with storm drain are now available to this parcel and the proposed project.**
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: N/A

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: N/A

B. Reasons why the requested zoning is appropriate:

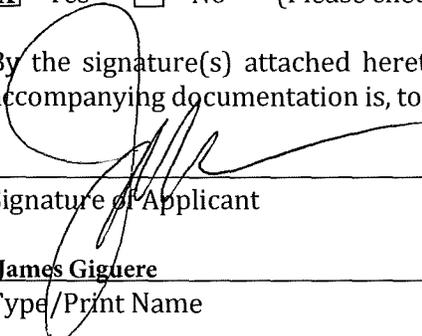
- 1) Requested rezoning is consistent with the Township’s Master Plan, explain: **Requested RA zoning is consistent with the R-2 designation for this parcel on the Future Land Use Map dated 9/22/17.**
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: **Proposed average lot sizes will be larger than adjacent RAA development and homes will meet or exceed the deed restrictions of that development.**
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: **The conditions included with this application will minimize the impact on both the environment and the adjacent developments.**
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: **The existing infrastructure and public services are capable of supporting the proposed rezoning.**
- 5) Requested rezoning addresses a proven community need, specifically: **There is a need for new well built homes in Okemos and more specifically in proximity to Okemos High School.**
- 6) Requested rezoning results in logical and orderly development in the Township, explain: **The proposed development requires limited new infrastructure and allows for perpetual preservation of environmentally sensitive areas**
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: **This project allows for better utilization of existing infrastructure and will require a limited amount of new infrastructure. The proposed project will result in significant tax and per pupil revenue for both the Township and School District**

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



Signature of Applicant

6/13/18
Date

James Giguere
Type/Print Name

Fee: \$860.00

Received by/Date: Notar Meridian 6-13-18

GIGUERE *Homes*

RECEIVED
JUN 13 2018

Mr. Peter Menser
Meridian Charter Township
Community Planning and Development
5151 Marsh Rd
Okemos MI 48864

June 12, 2018

Re: Rezoning Application conditions

Mr. Menser,

Please include the following conditions as part of our rezoning application:

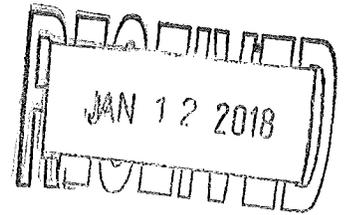
- Maximum number of 8 lots
- Inclusion of Natural Preservation Area (as shown on attached concept drawing)
- Deed restrictions of new development to meet or exceed those of existing Sanctuary development
- Restrict hours of land development construction activities to 8am-6pm Monday-Saturday
- Temporary chain link gate to be installed at entrance off of Robins Way during land development phase of construction

Sincerely,



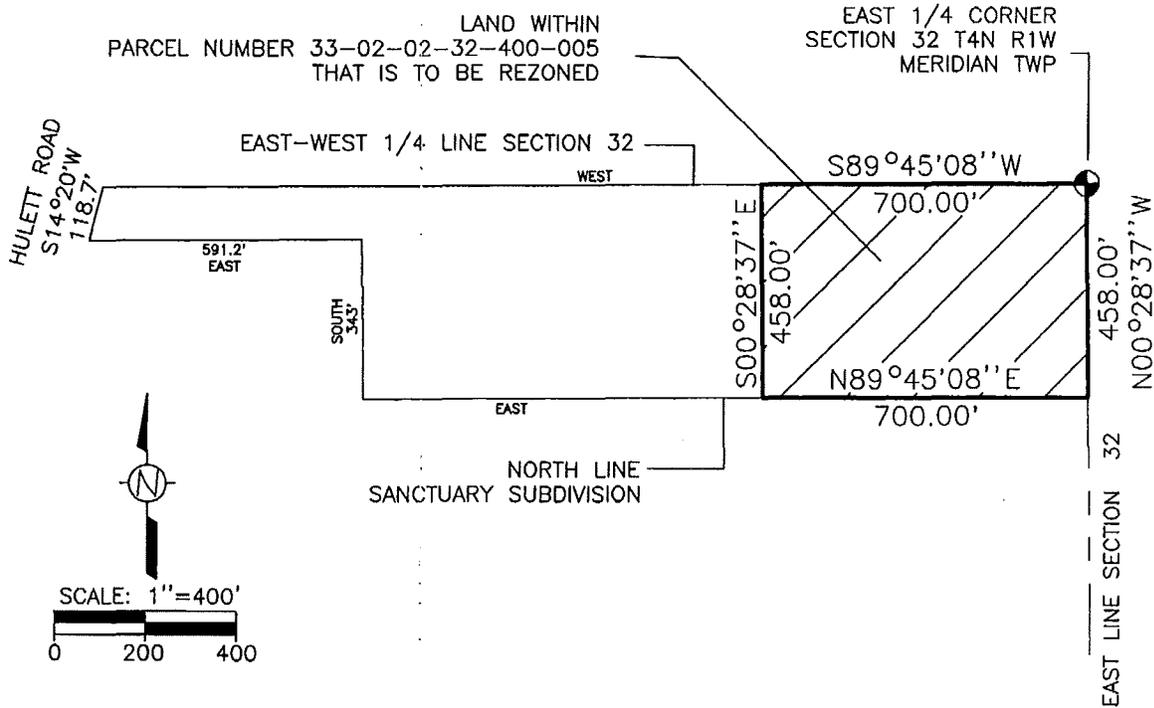
Derek Lisabeth
Giguere Homes

LEGAL DESCRIPTION
 REZONING APPLICATION MADE BY GIGUERE HOMES



LEGAL DESCRIPTION OF LAND TO BE REZONED

A parcel of land in the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan; the boundary of said parcel being described as BEGINNING at the East 1/4 Corner of Section 32, T4N, R1W, Michigan Meridian; thence S89°45'08''W, along the East-West 1/4 line, 700.00 feet; thence S00°28'37''E, 458.00 feet to the North line of the recorded subdivision named Sanctuary; thence N89°45'08''E, along said North line, 700.00 feet to the East line of said Section; thence N00°28'37''W, along said Section line, 458.00 feet to the point of beginning; said parcel contains 7.36 acres.



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

REZONING APPLICATION FOR PART OF
 PARCEL NUMBER 33-02-02-32-400-005

JANUARY 12, 2018

JOB NO 33-3152
 SHEET 1 OF 1

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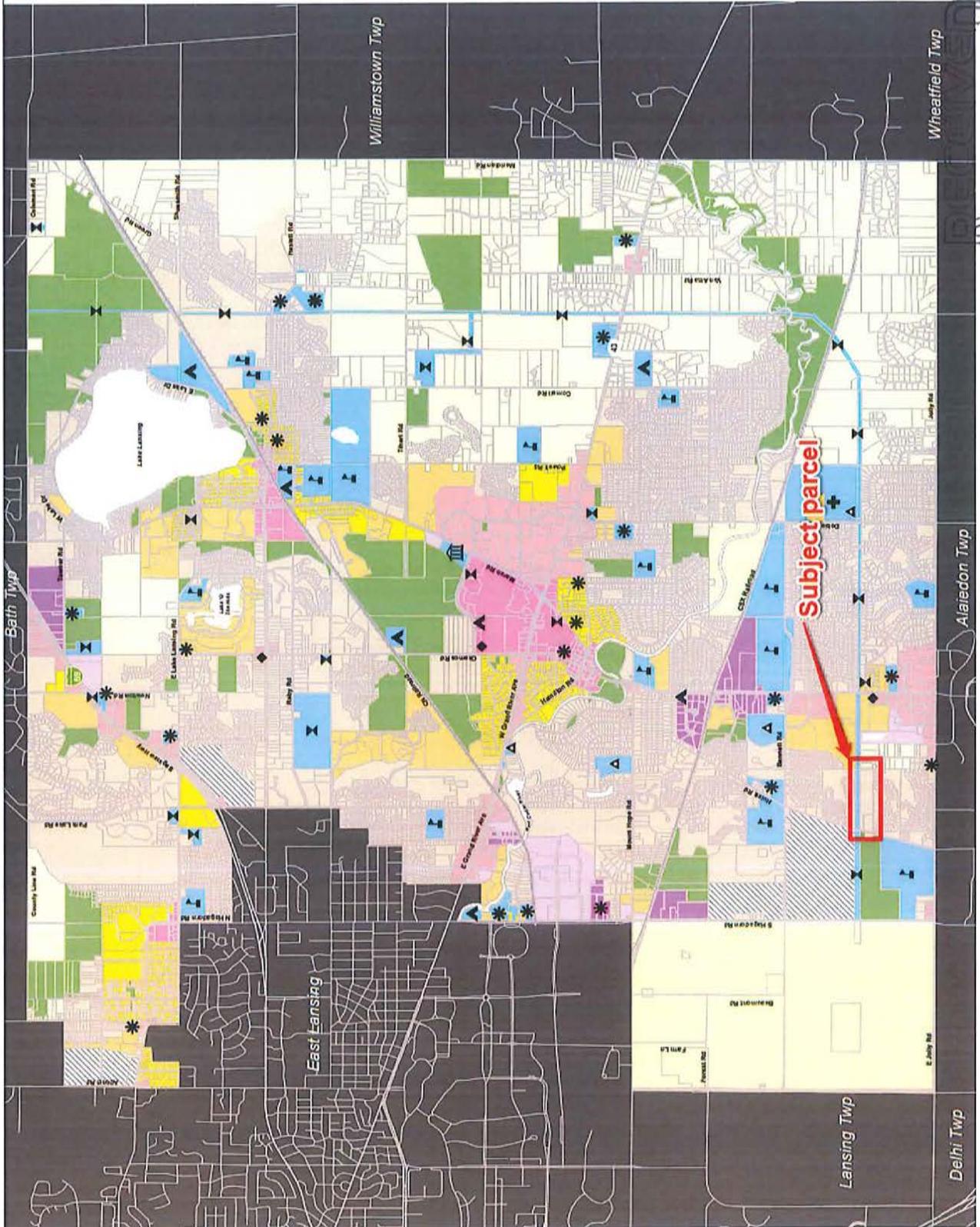
Future Land Use

Meridian Charter Township
Ingham County, Michigan

September 22, 2017

Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A**
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density Up to 5 DU
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Cent
- PUBLIC
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



JUN 13 2018

Zoning Plan

The Zoning Plan consists of the Future Land Use Map and the land use designations outlined in this chapter. It suggests the Township adopt the recommendations for revisions to the Zoning Ordinance and Zoning Map.

A Zoning Plan is required by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan prepared under that act shall serve as the basis for the community's Zoning Plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The Zoning Plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). This Zoning Plan consists of the Future Land Use Map, the land use designations outlined in this chapter, and the suggestions that the Township adopt the recommendations for revisions to the zoning ordinance and map.

The following table presents the Meridian Township Zoning districts that apply to each of this Plan's Future Land Use designations.

Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Source: McKenna Associates 2016

Not all of the Master Plan's future land use categories will match up with the current location or regulations of the Zoning District to which they most closely correspond. Zoning Ordinance text amendments, map amendments, or new Zoning Districts will be necessary to implement the Future Land Use Plan. The key revisions of the Zoning Ordinance are discussed on the following page.

The Zoning Ordinance is the major tool available to local government to implement the land use mapping element of the Master Plan. The Meridian Township Future Land Use Map indicates residential growth areas of different densities and provides locations for commercial and industrial uses.



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Agricultural/Educational

Preserving agricultural character that was once prevalent throughout the Township. Michigan State University owns and operates this land and uses it for research and living classrooms.

Residential

In an effort to encourage land preservation, densifying residential development is encouraged instead of expansion to the east. For example, in neighborhoods adjacent to the mixed use centers, the Township is interested in pursuing strategies that would permit accessory dwelling units without altering the existing character of the neighborhoods. Also, the Urban Service Boundary has been redefined to clarify the intended extent of utility service provided by the Township and to help prevent undesired residential sprawl into the natural and agricultural landscapes to the east.

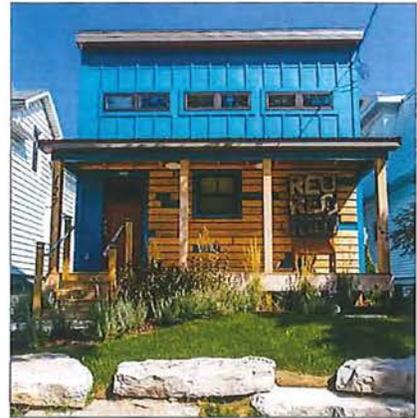
R1: 0 - 0.5 DU/A. Preserving rural and agricultural character through low density. These areas, characterized by agricultural fields, natural settings, wetlands, and stands of vegetation, are generally found in the eastern one-third of the Township. No water and sewer service should be extended to these locations.

R2: 0.5 - 3.5 DU/A. Providing suburban amenities in a medium density environment. The most prevalent residential category in the Township, these areas are characterized by planned aesthetic, proximity to retail and cultural centers, and personal vehicle-centric transportation. These areas are found throughout the western two-thirds of the Township.

R3: 1.25 - 3.5 DU/A, with bonus density of up to 5 DU/A. Encouraging residential infill near activity centers to promote density and walkability. This single-family residential category is similar in feel and function to the R2, but has the additional benefit of proximity to mixed use cores of activity. Accessory dwelling units and prioritization of pedestrian movement should be encouraged in these areas. Meridian Township should develop regulations for granting bonus densities to encourage accessory dwelling units on appropriate sites.

As the densest of the single-family residential designations, planned and redeveloped R3 Residential districts should provide more flexible housing options than other single-family residential districts. Planned R3 areas should incorporate into the Township's Zoning Ordinance regulations intended to provide a consistent transition from the Mixed Use Core.

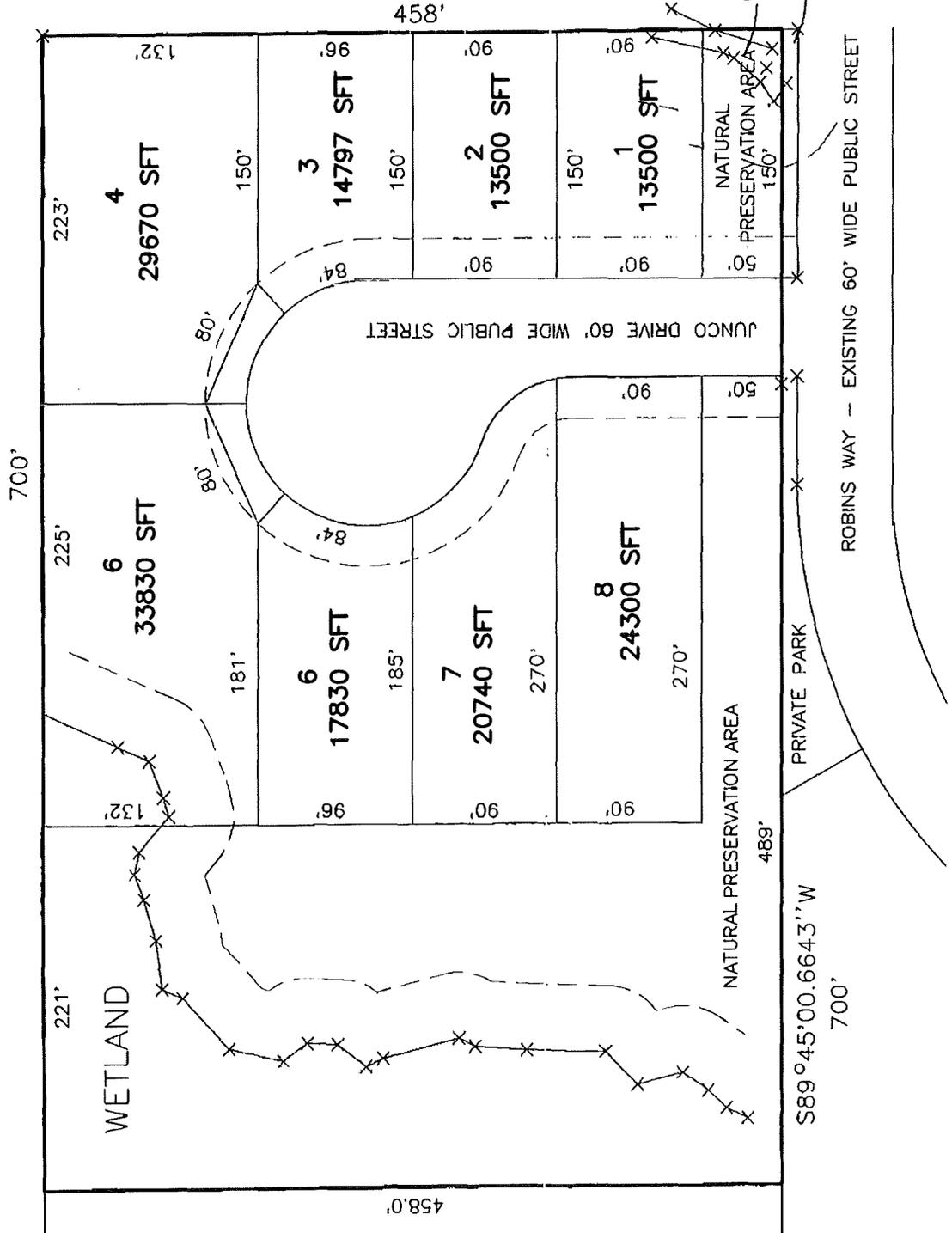
MR: 5 - 14 DU/A. Providing varying design, density, and amenities for multiple-family housing. The multi-family residential category provides housing options of varying intensity. These areas are found throughout the western two-thirds of the Township, between high-intensity commercial uses and low-intensity single-family housing. Bonus densities should be considered for developers that can incorporate inclusionary housing units into 20% of the development.



Concept drawing for future project

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ELECTRIC TRANSMISSION LINE



SCALE: 1" = 100'

CURRENT ZONING = RR
 THIS CONCEPT RA
 MIN AREA 10000 SFT
 MIN WIDTH 80 FT

WETLAND

PRIVATE PARK

ROBINS WAY - EXISTING 60' WIDE PUBLIC STREET

PRIVATE PARK

NATURAL PRESERVATION AREA

489'

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: July 3, 2018

Re: Special Use Permit #18061 (Meridian Township), replace a drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road.

Special Use Permit #18061 was last discussed at the June 25, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting.

Planning Commission Options

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

- Move to adopt the attached resolution to approve Special Use Permit #18061.

Attachment

1. Resolution to approve.

RESOLUTION

At the 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 9th day of July, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Department of Public Works & Engineering of the Charter Township of Meridian has applied to replace a drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road; and

WHEREAS, work in the 100-year floodplain requires a special use permit pursuant to Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing regarding the special use permit request at its regular meeting on June 25, 2018; and

WHEREAS, the Planning Commission has reviewed and discussed the materials forwarded under a cover memorandum dated June 20, 2018; and

WHEREAS, the work 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 floodplain; and

WHEREAS, the applicant proposes to excavate 71.7 cubic yards from the floodplain and place no fill in the floodplain, exceeding the 1:1 cut/fill ratio required by Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the proposed work in the floodplain will not be adverse or damaging to the public health, safety, or welfare of the community.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the special use permit for work in the 100-year floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road, subject to the following conditions:

1. Approval is subject to the plans by Meridian Township Engineering Department dated May 30, 2018 and received by the Township on June 1, 2018.
2. Approval of the work in the floodplain is subject to the applicant receiving a permit from the Michigan Department of Environmental Quality (MDEQ).
3. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

