



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 27, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. September 13, 2021 Regular Meeting
5. COMMUNICATIONS
6. PUBLIC HEARINGS
 - A. Rezoning #21-070 – 5114 Jo Don Drive, Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density.
7. UNFINISHED BUSINESS
8. OTHER BUSINESS
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - 2285 West Grand River – Minor exterior changes for new bank, Capitol National
 - 4903 Dawn Ave – Modification of outdoor seating space, Ellison Brewery
 - C. Site Plans Approved
11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
September 27, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
October 11, 2021

1. PUBLIC HEARING
 - A. Special Use Permit #21-091 – 3654 Okemos Road – modification to Special Use Permit for Cedar Classical Academy

2. UNFINISHED BUSINESS
 - A. Rezoning #21-070 – 5114 Jo Don Drive, Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density.

3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**September 13, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury Richards,
Snyder, Trezise
ABSENT: Commissioners Premoe, Blumer
STAFF: Director of Community Planning & Development Timothy Schmitt**

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:02 pm., and called the roll of the board.

2. PUBLIC REMARKS

Chair Hendrickson opened public remarks at 7:03 pm.

Craig Patterson 518 Lakeside Dr., Mackinaw City, MI spoke about the site plan at Woodward Way.

Chair Hendrickson closed public remarks at 7:04 pm.

3. APPROVAL OF AGENDA

**Commissioner Trezise moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. July 12, 2021 Regular Meeting

Commissioner Cordill moved to approve the minutes of July 26, 2021 Planning Commission minutes. Seconded by Commissioner Trezise.

Commissioner Shrewsbury offered a friendly amendment to the minutes. On page 4, Commissioner Premoe's reports and announcements. Instead of Brownfield Redevelopment Authority, it reads an incorrect acronym BRE. This should be changed to Brownfield Redevelopment Authority.

Commissioner Cordill moved to approve the minutes of July 26, 2021 Planning Commission minutes as amended. Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS - NONE

6. PUBLIC HEARINGS

- A. Special Use Permit #21-19-111 – Woodward Way, modification of plans to construct a multi-family housing development.

Chair Hendrickson opened the public hearing at 7:06 pm.

Director Schmitt outlined the case for discussion.

Craig Patterson, Senior Vice President of Woda Cooper Companies further outlined the case for discussion.

Chair Hendrickson opened public remarks at 7:14 pm.

Hearing no one, Chair Hendrickson closed public remarks at 7:14 pm.

The Planning Commission Discussed a number of topics with Applicant Craig Patterson, Engineer Bruce Callen, and Director Schmitt including:

- Building elevations
- Siding material
- The difference between a townhome unit and a stacked flat
- Storm water management and treatment
- Future parking spots
- Pedestrian access to the end of Greencliff Dr.
- Fence height and type
- Trees and landscaping
- Sidewalk and water main connections
- Public storm drain and utility easement

Craig Patterson stated that he would pay to install sidewalk to connect to the Greencliff path in the future if called upon to do so.

Commissioner Trezise moved to suspend by-law 6.4A and allow action tonight on Special Use Permit #21-19-111. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise

NAYS: Chair Hendrickson

Motion carried: 6-1

Commissioner McConnell moved to approve the resolution for approval of Special Use Permit #21-19-111. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS: None

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:55 pm.

- B. Special Use Permit #21-19-121 - Woodward Way, modification of plans to construct a group of buildings greater than 25,000 square feet in size.

Chair Hendrickson opened the public hearing at 7:55 pm.

Director Schmitt outlined the case for discussion.

Applicant Craig Patterson further outlined the case for discussion.

Chair Hendrickson opened public remarks at 7:57 pm.

Hearing no one, Chair Hendrickson closed public remarks at 7:57 pm.

Commissioner Trezise moved to suspend by-law 6.4A and allow action tonight on the Special Use Permit #21-19-111. Seconded by Commissioner Shrewsbury.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 7-0

Commissioner Cordill moved to recommend approval for Special Use Permit #21-19-121. Seconded by Commissioner Trezise.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:58 pm.

7. UNFINISHED BUSINESS - NONE

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board continued discussion on the MUPUD Ordinance. The township budget was introduced at the last Township Board meeting. Director Schmitt has made an initial funding request for the comprehensive plan and will give the commission an outline in the future of his thoughts to begin that project.

Commissioner Trezise asked if the Township Board has approved the Sparrow Health case. Director Schmitt replied yes and he has a meeting on site with Sparrow on Wednesday to start the construction of the project.

Chair Hendrickson asked for an update on the Village of Okemos. Director Schmitt replied the Township Board has a sub-committee that has been working with the developer of the Village of Okemos. The Township hopes to see some form of construction this year, and to be fully in motion in spring of 2022.

A. Liaison reports.

Commissioner Snyder:

- Transportation Committee met on August 19. A major topic was the safety of the slip lane at the intersection of Lake Lansing Rd. and Towar Rd. A joint meeting of Transportation Commission, City of and East Lansing, and Ingham County Road Department will be held October 4th. A pathway at Whitehills neighborhood is being looked at for improvement. Transportation Commissioner Potter asked for clear definitions of what covered bike parking is according to the MUPUD Ordinance.
- Okemos Bridge construction is projected for February 2022. Okemos Rd. traffic would be diverted from the bridge to Mt. Hope Rd., then north on Hagadorn Rd. and finally east on Grand River Rd.
- There has been discussion to implement a safe route to school initiative.
- Chair Vagnozzi requested to have a Transportation Commission liaison at the Planning Commission.

Commissioner Cordill:

- Corridor Improvement Authority met August 26th and did not have quorum, but will meet again in September. The Corridor Improvement Authority is looking at creating new crosswalks on Grand River Rd. but were not able to act on that.

Chairman Hendrickson:

- The Zoning Board of Approvals has met several times since the last Planning Commission meeting. The ZBA has approved the Dawn Ave. carwash. The ZBA also discovered the front yard setback for almost every property was smaller than Township Ordinance requires on Park Lake Rd.

10. PROJECT UPDATES

A. New Applications

- 5114 Jo Don Drive – Rezoning from RCC to RB

- Silverleaf Subdivision – Wetland Use Permit
- 4837 Okemos Road – Schaefer Dental – Work in the Floodway Fringe

B. Site Plans Received
NONE

C. Site Plans Approved

- 2446 Jolly Road – Sparrow Health Systems

11. PUBLIC REMARKS

Chair Hendrickson Opened Public Remarks at 8:13 pm.

Hearing no one, Chair Hendrickson Closed Public Remarks at 8:13 pm.

12. ADJOURNMENT

**Commissioner Cordill Moved to Adjourn.
Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 8:13 p.m.

Submitted,
Zachary Lemaster



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: September 24, 2021

Re: Rezoning #21070 (New China of Michigan), rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RC (Multiple Family-maximum 14 dwelling units per acre) to RB (Single Family, High Density).

New China of Michigan has requested the rezoning of the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RC (Multiple Family-maximum 14 dwelling units per acre) to RB (Single Family, High Density). The site is located on the east side of Jo Don Drive, north of Sirhal Drive and is part of Lot 13 of Sirhal Subdivision. The property has 216 feet of frontage on Jo Don Drive and 84 feet of frontage on Sirhal Drive. The property was rezoned in August of this year (REZ #21030) from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The applicant offered the condition as part of the rezoning that upon the approval of the rezoning by the Township Board, they would come back within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density). The applicant intends to split the property in half to sell off the north half.

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

LOCATION MAP



2017 FUTURE LAND USE MAP

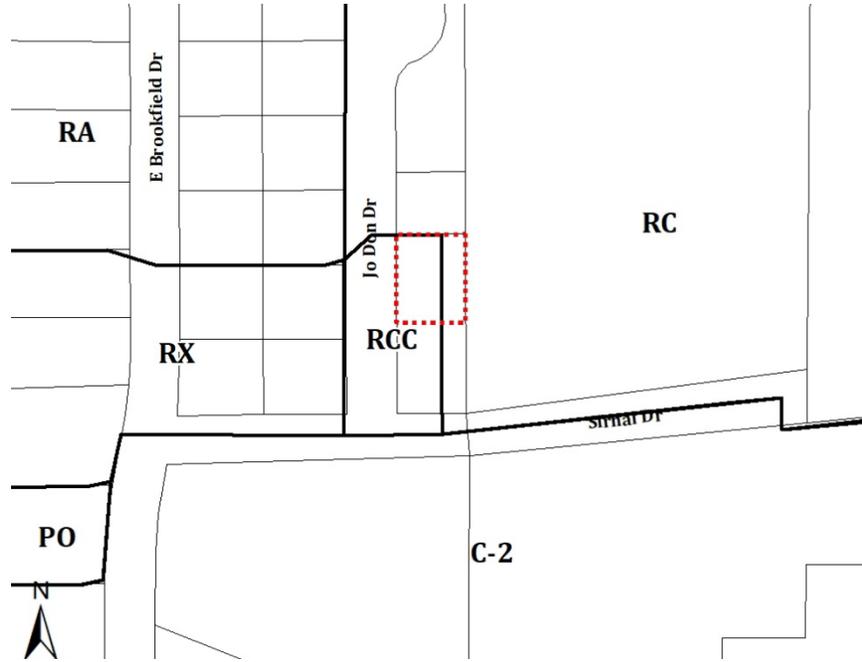


Zoning

The subject site is located in the RCC (Multiple Family- maximum 34 dwelling units per acre) zoning district, which requires a minimum of 100 feet of lot width and no minimum requirement for lot area. The requested RB zoning district requires a minimum 65 feet of lot width and 8,000 square feet for lot area. The proposed rezoning (north half) will have a width of 108 feet on Jo Don Drive and a lot area of 9,072 square feet, which meet the requirements of both the RB and RCC zoning districts. The existing RCC lot (remaining south half) will have a lot width of 108 feet on Jo Don Drive and 84 feet on Sirhal Drive with a lot area of 9,072, which meets the requirements for lot area and lot width for the RCC except for lot width on Sirhal Drive. The following table illustrates the existing lot width and lot area standards for the existing RCC and proposed RB zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RCC	None	100 ft.
RB	8,000 sq. ft.	65 ft.

ZONING MAP



Physical Features

The site contains a 3,360 square foot, two-story with a garden level, six-unit apartment building built in 1963. The site is generally level, with elevations ranging from 852 feet above mean sea level near the north side of the parcel and gradually rising to 854 feet above mean sea level near Sirhal Drive. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site has frontage on Jo Don Drive and Sirhal Drive, which are classified as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive is a two-lane road with curb and gutter and Jo Don Drive is a two-lane road without curb and gutter. There are no available traffic counts for both Jo Don Drive and Sirhal Drive.

A traffic study is required for rezonings 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. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. 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 serve 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 an approximate 0.42-acre parcel from RCC to RB. 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 stated that rezoning the property would allow for the development of the vacant northern portion of the site. A land division will be required once the property has been rezoned to create the two parcels. As part of the land division the property will be required to meet the standards of the zoning Ordinance for areas of the property affected by the split. This includes setbacks, lot coverage, etc.

Planning Commission Options

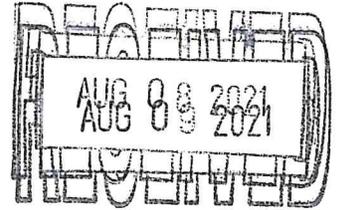
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application dated August 9, 2021 and received by the Township on August 9, 2021.
2. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21070 (New China of Michigan)\REZ 21070.pc1.doc

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



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 New China of Michigan Inc.
Address of applicant 2078 E M78, East Lansing, MI 48823
Telephone: Work 517-505-3127 Home _____
Fax _____ Email helenhuang088@gmail.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.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person John M. McLaughlin P.E.
Address 4442 Congdon Dr. Williamston, MI 48895
Telephone: Work 517-349-3584 Home _____
Fax _____ Email jmmcl@att.net

C. Site address/location 5114 Jo Don, East Lansing, MI 48823
Legal description (Attach additional sheets if necessary) attach copy of Deed
Parcel number 33-02-02-17-377 Site acreage 9072 sf

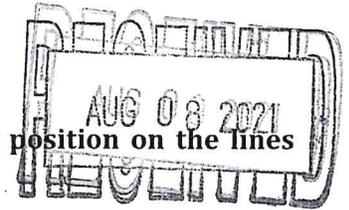
D. Current zoning North 1/2 RCC Requested zoning RB (North 1/2)

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: N/A
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 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: The current zoning classification has exempted the following legitimate use; namely further housing development
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: Additional housing would further enhance the general welfare of the public with the requested change.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: To Allow orderly housing development
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: would continue to be compatible with present surrounding use.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Additional housing would be in keeping with present use.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: impact would be minimum
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for housing
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The present area is devoted to housing. The change would allow additional housing
- 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: The present 1/2 lot is vacant and could be better used for housing

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

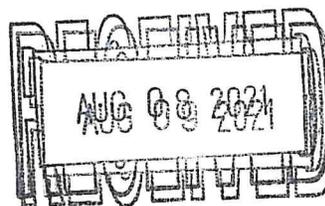
Yongxun Huang
Signature of Applicant

8/09/2021
Date

Yongxun (Helen) Huang
Type/Print Name

Fee: \$700.00

Received by/Date: [Signature] 8/9/2021



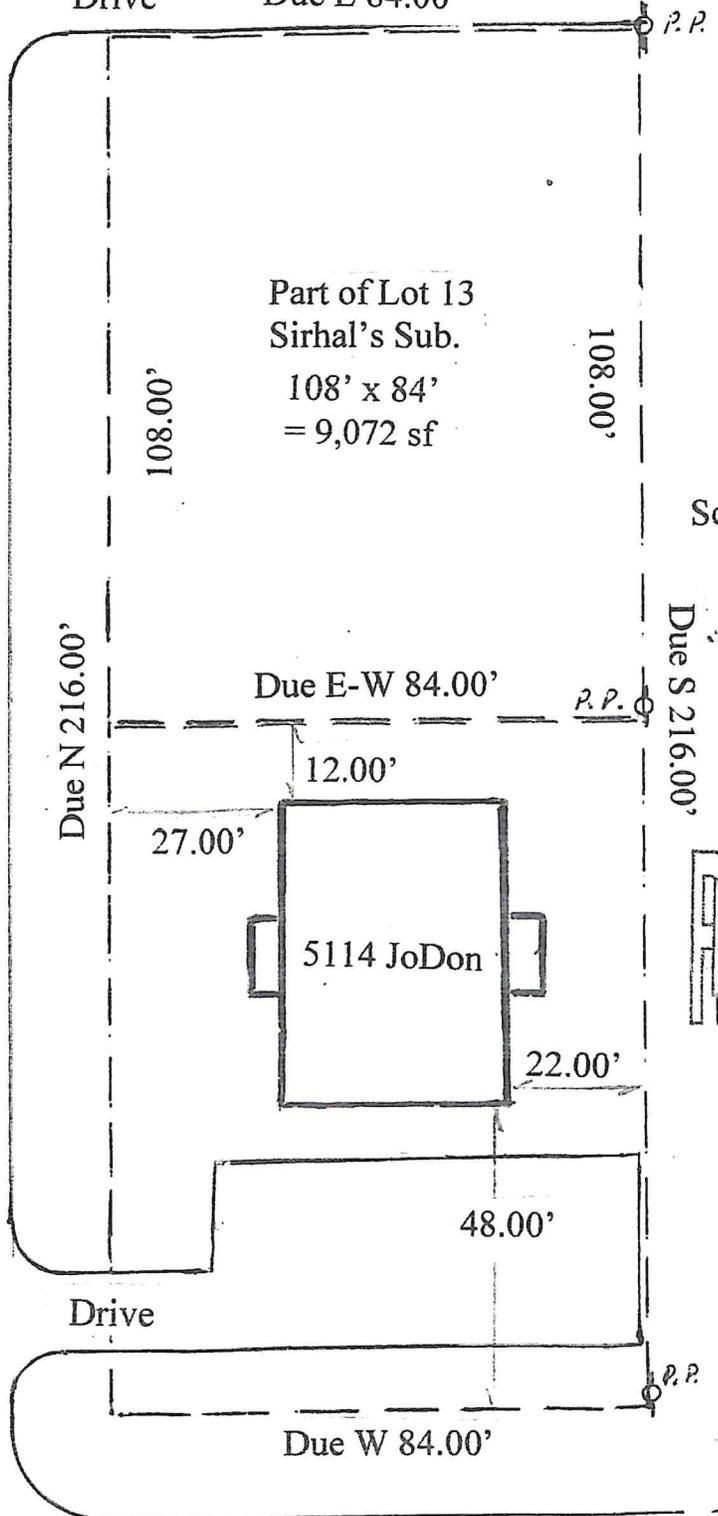
September 8, 2020

5130 JoDon
5122 JoDon

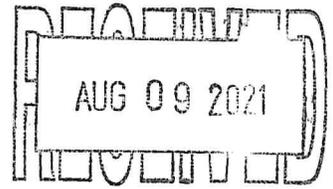
Drive Due E 84.00'

PROPOSED LAND DIVISION
The North 108 Feet
of the Following Parcel:-
Lot 13, except the North 324 Feet,
Sirhal Sub, part of the East 1/2
of the Southwest 1/4, Section 17,
T4N, R1 W, Meridian Township.
Ingham County, Michigan.
As recorded in Liber 19 of Plats,
page 41.
Commonly known as,
5114 JoDon, East Lansing,
Michigan. 48823

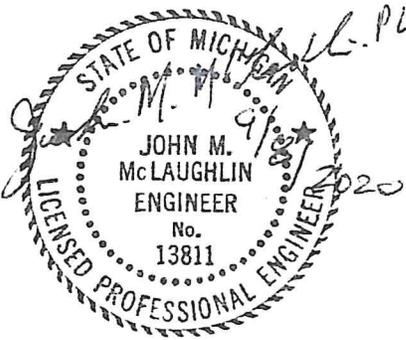
Tax Parcel #33-02-02-17-377-003



Scale 1" = 30'



JO DON



F.H.

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

SIRHAL

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: _____
