

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**Special Meeting**

**JULY 25, 2016**

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

**Special Meeting**

1. Call meeting to order at approximately 4:00 p.m.
2. Approval of agenda
3. Discussion
  - A. Future Land Use Map Review
4. Public Remarks
5. Adjournment

**Please note: A quorum of the Township Board may be present at this meeting.**

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**WORK SESSION  
AND  
REGULAR MEETING**

**JULY 25, 2016**

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

**Work Session Meeting**

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Presentation
  - A. Meridian Township Master Plan Update  
McKenna and Associates, Inc.  
Paul Lippens, Principal Planner
4. Public Remarks
5. Adjournment

**PLEASE NOTE: A QUORUM OF THE TOWNSHIP BOARD MAY BE PRESENT AT THIS MEETING**

**Regular Meeting**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. July 11, 2016
4. Public remarks
5. Communications

## Planning Commission Agenda

July 25, 2016

Page 2

6. Public Hearings
  - A. Rezoning #16030 (Maniaci), a request to rezone 3690 Hulett Road, Okemos from RR (Rural Residential) to RAA (Single Family-Low Density)
  - B. Special Use Permit #16081 (Mid-Michigan Ponds), a request to work in the 100-year floodplain to improve a pond at 575 Piper Road, Haslett
7. Unfinished Business
  - A. Special Use Permit #16071 (Chris Humphrey), a request to establish a Huntington National Bank drive-up ATM in the Meijer parking lot at 2055 Grand River Avenue
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
  - A. New Applications
  - B. Update of Ongoing Projects
    - i. Site Plans Received - NONE
    - ii. Site Plans Approved - NONE
10. Public Remarks
11. Adjournment

### **Post Script:** Joyce Van Coevering

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

TENTATIVE  
PLANNING COMMISSION AGENDA

**Work Session Meeting  
and**

**Regular Meeting  
August 8, 2016**

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

**Work Session Meeting**

1. Master Plan Update

**Regular Meeting**

1. Public Hearings
  
2. Unfinished Business
  - A. Rezoning #16030 (Maniaci), a request to rezone 3690 Hulett Road, Okemos from RR (Rural Residential) to RAA (Single Family-Low Density)
  
  - B. Special Use Permit #16081 (Mid-Michigan Ponds), a request to work in the 100-year floodplain to improve a pond at 575 Piper Road, Haslett

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 11, 2016**

**DRAFT**

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

PRESENT: Commissioners Cordill (7:09 P.M.), DeGroff, Ianni, Jackson, Opsommer, Scott-Craig, Van Coevering  
ABSENT: Commissioners Honicky, Tenaglia  
STAFF: Principal Planner Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:05 P.M.

**2. Approval of agenda**

**Commissioner Jackson moved to approve the agenda. Seconded by Commissioner DeGroff.**

VOICE VOTE: Motion carried 6-0.

**3. Approval of Minutes**

**Commissioner Opsommer moved to approve the Regular Meeting Minutes of June 13, 2016. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 6-0.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, inquired about the posting of Planning Commission work session minutes on the Township website, as he believed they fall under the realm of the Open Meetings Act. He addressed a comment from one Planning Commissioner at the last work session with the consultant hired for the Master Plan about combining the zero to .5 and the .5 to 1.25 du/acre designations for agriculturally zoned land into one identified as zero to 1.25 du/acre. Mr. Bowlby noted that after researching the issue, there is a significant amount of land which would fall under this newly formed category, which comprises approximately 17.8% of the Township. According to his calculations, he stated that increasing the density would allow approximately 4,500 dwelling units on this expanded land designation category. Mr. Bowlby suggested the Planning Commission keep the agriculturally zoned land in the zero to .5 du/acre category. He questioned how the 1.25 du/acre came about, as an acre is 43,560 square feet while rural residential zoning requires a minimum lot size of 40,000 square feet. Mr. Bowlby suggested categories be more consistent with what is contained within that category.

Chair Scott-Craig closed public remarks.

**5. Communications (None)**

**6. Public hearings**

A. Special Use Permit #16071 (Chris Humphrey), a request to establish a Huntington National Bank drive-up ATM in the Meijer parking lot at 2055 Grand River Avenue

Chair Scott-Craig opened the public hearing at 7:14 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated July 7, 2016.
- Applicant  
Chris Humphrey, 4495 Millwater Drive, Powell, Ohio, representative for Huntington Bank, displayed a similar ATM machine located in Bowling Green, Ohio, highlighting the small differences between the one displayed and the proposed project.
- Planning Commission discussion:  
Commissioner Ianni inquired as to how many square feet of greenspace will be added through the proposed project.

Mr. Humphrey approximated between 800-900 square feet.

Commissioner Opsommer noted the potential intensity change area (PICA) analysis for the site shows the property directly west along the service drive closest to the front of the Meijer store would still be greenspace adjacent to the current structure. He expressed concern the Township is attempting to create walkability and get people out of their cars, and this project would be added “in the middle” of the parking lot in the area designated for a sidewalk, storefronts, dining and curb side parking.

Commissioner Cordill stated the Master Plan has not yet been adopted.

Commissioner Opsommer indicated the Township is adopting by citation the Tri-County Regional Planning Commission Master Plan which promotes, as a general principle, limiting auto traffic as you enter the mixed core area.

Commissioner Jackson cautioned fellow Planning Commissioners that when they are assessing a project before them, they must do so on the basis of the applicable ordinances and the types of uses allowed under those ordinances.

Commissioner Ianni pointed out the applicant is proposing to reduce impervious surface area while increasing greenspace.

Commissioner Jackson inquired of the applicant as to the amount of traffic expected to be generated per day by this drive-up ATM.

Mr. Humphrey responded that although drive-up usage significantly varies depending upon location, his company is using 137 cars over a 12 hour period. He believed the number of vehicles for this specific ATM location would be approximately the same as the number of vehicles which use the area as parking.

Commissioner Jackson addressed the issue of walk-up usage of this ATM. She inquired if there was a specific design which would encourage walk-up use.

Mr. Humphrey stated walk-up use of a drive-up ATM is discouraged due to the danger posed. He noted the ATM is designed for a handicapped person in a vehicle, but not a handicapped individual who is not in a vehicle.

Commissioner Cordill inquired as to where the closest Huntington National Bank branch is located.

Principal Planner Oranchak responded inside of the Okemos Meijer.

Commissioner Cordill inquired as to the hours of the Okemos Meijer branch.

Mr. Humphrey responded that in most circumstances, large stores like Meijer encourage longer bank hours, including weekends.

Chair Scott-Craig inquired if there was an ATM machine at the branch inside of the Okemos Meijer.

Mr. Humphrey replied he did not know the answer to that question.

Commissioner Opsommer replied there is an ATM near the entrance to the branch in the front of the store.

Commissioner Opsommer noted since there is more than adequate space for this project which requires so little space, he was interested in knowing the impetus for selecting these particular 17 parking spaces.

Mr. Humphrey responded the location was picked through discussions between the two parties, acknowledging Meijer preferred to have the location along the periphery of its parking lot while Huntington Bank preferred to have it located in both a visible and accessible place. He indicated the decision has the drive-up ATM nested between two existing landscaped islands.

Commissioner Opsommer asked where the Meijer property line is located.

Principal Planner Oranchak replied Meijer has 100 feet of lot width at the entry location on Okemos Road nearest to the proposed area, which is the minimum required for lot width on a public street. She added the proposed location before the Planning Commission was not the first place which staff was shown for the ATM. Principal Planner Oranchak added the earlier version was positioned in an area which staff did not believe to be in the best area and one to which they did not think Meijer would agree.

Commissioner DeGroff inquired as to why Huntington Bank chose to include greenspace as shown on the overhead, instead of the less expensive version shown earlier in Bowling Green, Ohio.

Mr. Humphrey responded he worked with staff to provide the type of ATM which would best fit the community.

Chair Scott-Craig inquired about the issue of the pass-through.

Principal Planner Oranchak replied while it is not a specific requirement, staff has required a by-pass where there are many potential cars in line. She added for this project, there is a minimum three (3) car stacking spaces, while the applicant has depicted five (5) cars. Principal Planner Oranchak believed that as bank patrons approached the ATM, the visual picture would show drivers if there were long lines.

Chair Scott-Craig asked the applicant's representative what thought has gone into the possibility of the ATM being so popular that there is excessive usage.

Mr. Humphrey replied his educated guess would be that Huntington Bank would locate another ATM "somewhere" in the neighborhood. He stated the issue has not historically been a problem for the bank. Mr. Humphrey expressed confidence that the amount of stacking will be sufficient, as he has constructed many ATM locations with three (3) car stacking.

Chair Scott-Craig closed the public hearing at 7:40 P.M.

**7. Unfinished Business (None)**

**8. Other Business**

**A. Master Plan Update – Urban Service Boundary**

Chair Scott-Craig stated the Planning Commission discussed taking a straw poll in the earlier work session to obtain a sense of where members stand on the Urban Service Boundary (USB). He summarized the various positions verbalized during the work session. Chair Scott-Craig explained one position is to accept the "red line" proposed by the Township Board, with six designated areas. He noted the two areas of greatest concern were areas #3 and #6. He identified Option 1 as the Board approved boundary and Option 2 as agreement with Board areas #1, #2, #4 and #5, and Planning Commission line for areas #3 and #6.

**It was the consensus of the Planning Commission to move forward with Option 2.**

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

Commissioner DeGroff reported his attendance at this morning's DDA Meeting where a review of the Celebrate Meridian event was discussed. He indicated the DDA made money on the event and voted to allocate funds to host another event in 2017. Commissioner DeGroff stated a second topic of discussion was what type of infrastructure development can spur growth in the downtown Okemos area, with all in agreement that some type of parking solution is needed for the DDA area.

Commissioner Van Coevering voiced appreciation for the Township staff's communication to the public regarding the recent rain storm and subsequent power outage.

Commissioner Jackson announced that in December, HOMTV will begin promoting Meridian Township's 175<sup>th</sup> anniversary.

Chair Scott-Craig reported his attendance at the monthly Economic Development Corporation (EDC) meeting where two potential projects were discussed which would be located within a industrial district zoning area. He noted these two uses are not currently permitted in the Township's industrial zoning ordinance. At that meeting, Chair Scott-Craig requested the EDC help facilitate input from developers to obtain feedback on the future land use map (FLUM). He indicated his plan is to hold a special work

session with the developer beginning at 4:00 P.M. on July 25, 2016.

Commissioner Van Coevering asked if the Planning Commission formally requests input from the school districts on the Master Plan as a matter of course.

Chair Scott-Craig explained the Master Plan is sent to all stakeholders in the area, both public and private entities. He noted those recipients have 63 days in which to provide comment back to the Township.

A. New Applications

- i. Rezoning #16030 (Maniaci), a request to rezone 3690 Hulett Road, Okemos from RR (Rural Residential) to RAA (Single Family-Low Density)
- ii. Special Use Permit #16081 (Mid-Michigan Ponds), a request to work in the 100-year floodplain to improve a pond at 575 Piper Road, Haslett

B. Update of Ongoing Projects

- i. Site Plans Received - NONE
- ii. Site Plans Approved - NONE

**10. Public remarks**

Chair Scott-Craig opened and closed public remarks.

**11. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 8:00 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

**Rezoning #16030  
(Chuck & Renee Maniaci)  
July 21, 2016**

**APPLICANT:** Chuck & Renee Maniaci  
2553 Sundance Lane  
Okemos, MI 48864

**STATUS OF APPLICANT:** Option to purchase

**REQUEST:** Rezone to RAA (Single Family-Low Density) residential

**CURRENT ZONING:** RR (Rural Residential)

**LOCATION:** 3690 Hulett Road

**AREA OF SUBJECT SITE:** Approximately .82 acre

**EXISTING LAND USE:** Single family residence

**EXISTING LAND USES IN AREA:** North: Single Family Residence  
South: Sanctuary Subdivision, single family residential  
East: Sanctuary Subdivision, single family residential  
West: Hartrick Park

**CURRENT ZONING IN AREA:** North: RR (Rural Residential)  
South: RAA (Single Family, Low Density)  
East: RAA (Single Family, Low Density)  
West: RR (Rural Residential)

**FUTURE LAND USE MAP:** North: Residential 1.25-3.5 dwelling units per acre  
South: Residential 1.25-3.5 dwelling units per acre  
East: Residential 1.25-3.5 dwelling units per acre  
West: Park

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: *Gail Oranchak*  
Gail Oranchak, AICP  
Principal Planner

DATE: July 21, 2016

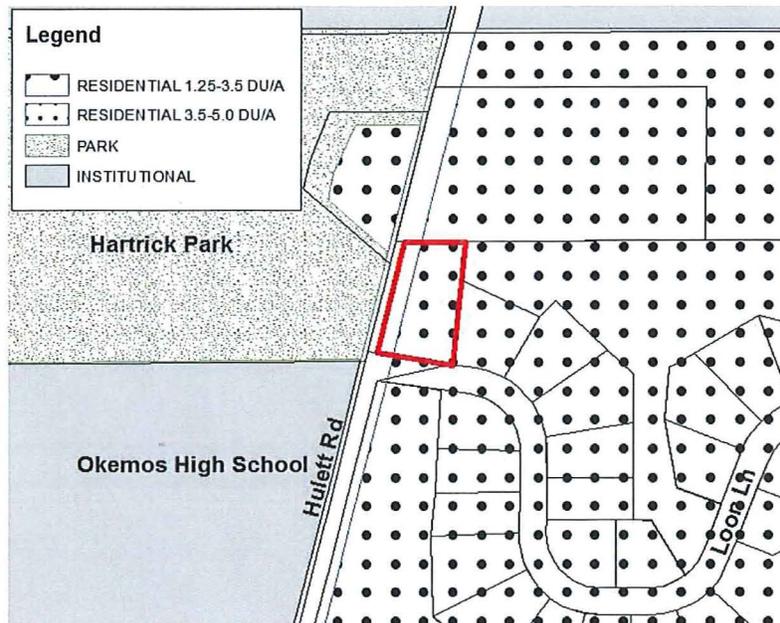
RE: Rezoning #16030 (Chuck and Renee Maniaci), a request to rezone approximately .80 acre addressed as 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density) residential

Chuck and Renee Maniaci have requested the rezoning of approximately .82 acre addressed as 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density) residential. The applicants have indicated they plan to split the parcel into two lots leaving the existing house on one lot and creating a second lot to the north on which to build a personal residence.

**Future Land Use**

The 2005 Master Plan designates the subject site in the Residential 1.25-3.5 dwelling units per acre category.

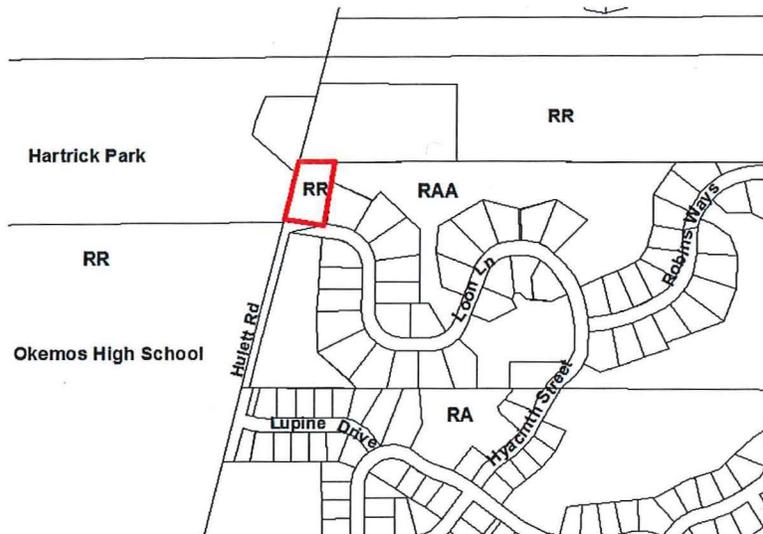
**FUTURE LAND USE MAP**



**Zoning**

The site is zoned RR (Rural Residential). While 239.5 feet of lot width exceeds the 200 feet required by the RR district, lot area, at 35,719.2 square feet (.82 acres), lot area is less than the 40,000 square feet required.

**ZONING MAP**



**Physical Features**

The site is relatively flat with an elevations along the south property line of 870 feet above mean sea level and 868 feet to the north. A single family residence built in 1900 with two detached garages and an accessory structure occupies the approximate southern half of the site. Lawn and landscaped areas surround the residence while areas to the approximate north half of the site is undeveloped.



A review of the Flood Insurance Rate Map (FIRM) for Meridian Township and the Township's Wetland Map indicate neither areas of floodplain nor wetlands are not present on the site. A review of the Township's Greenspace Plan found no special designation for the site.

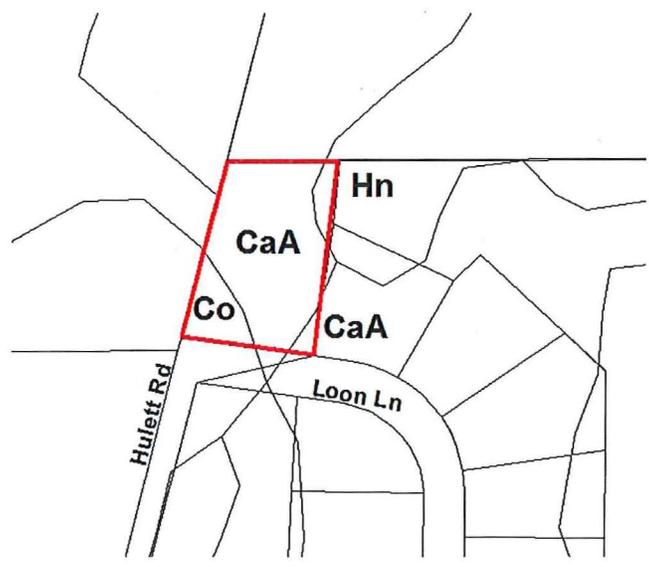
**Soils**

The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
CaA (Capac)	Wetness
Co (Colwood-Brookstone)	Ponding
Hn (Houghton)	Ponding

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

**SOILS MAP**



**Streets & Traffic**

Access to the site is from Hulett Road, a two lane, asphalt paved street designated as a "Collector" street on the Street Setbacks and Service Drives map, Zoning Ordinance Section 86-367. The speed limit on Hulett Road is 45 mph. Pedestrian-Bicycle Pathways are provided on both sides of the street.

The most recent traffic count for Hulett Road between Jolly Road and Bennett Road, noted on the Ingham County Road Department website, was collected in 2011. Total two-way vehicles trips for the time period was 2,672. A new single family residential lot will add approximately ten daily vehicle trips to Hulett Road.

**Public Utilities**

The site is currently served with public utilities. If the lot is split for the construction of a new residence, access to water is available. The sewer main would need to be extended north from Loon Lane along the Hulett Road Right-of-Way to connect the new residence.

**Staff Analysis**

The applicant has requested the rezoning of .82 acre located at 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family, Low Density) residential. The Future Land Use Map of the 2005 Master Plan calls for a residential density between 1.25 to 3.5 dwelling units per acre for the site. The .82 acre site will accommodate no more than one additional single family dwelling unit and still be consistent with the land use designation.

The following table compares the site, and existing and proposed zoning district standards.

ZONING DISTRICT COMPARISON		
	Lot Width (feet)	Lot Area (sq. ft.)
3690 Hulett	239.5 (Hulett) 156.5 (Loon Ln)	35,719.2
RR district	200	40,000
RAA district	80 (interior) 90 (corner)	13,500

With 239.5 feet of lot width on Hulett Road, 156.5 feet of lot width on Loon Lane, and .82 acre in area, no more than one additional RAA lot may be created from the parcel and still be in compliance with the RAA district standards.

Zoning maps since 1960 show the subject site, 3690 Hulett Road, as well as the abutting X acres to the north zoned RR (Rural Residential). One residential parcel, Hartrick Park and Okemos High School located on the west side of Hulett Road are also zoned RR. Land to the east and south of the subject site were rezoned in recent years to RAA and RA and have been developed as Sanctuary and The Meadows subdivisions. Further north, on the east side of Hulett Road, zoning was change to accommodate the RA zoned Okemos Preserve. On the west side of Hulett Road, in the 425 Agreement area (Lansing and Meridian Township), College Fields, with single and multiple family development is currently under development.

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in both zoning districts as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

**REZ #16030 (Maniaci)**  
**Planning Commission (7/21/2016)**  
**Page 5**

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided for action at a future meeting.

**Attachments:**

1. Application and supporting materials

G://planning/Rezoning/2016/REZ 16030 (Maniaci)/Staff Reports/ REZ 16030.PC1

**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 Chuck & Renee Maniaci  
Address of applicant 2553 Sundance Lane Okemos, MI 48864  
Telephone: Work \_\_\_\_\_ Home 517-256-9099  
Fax \_\_\_\_\_ Email chuckmaniaci@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 See applicant info  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

C. Site address/location 3690 Hulet Road Okemos, MI 48864  
Legal description (Attach additional sheets if necessary) See attached sheet  
Parcel number 33-02-02-32-400-003 Site acreage approx 0.8

D. Current zoning RA Requested zoning RAA

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: \_\_\_\_\_

2) The conditions of the surrounding area have changed in the following respects: Subdivisions, including The Sanctuary, The Meadows, Okemos Preserve & College Fields have been developed in that area of Hulett Rd.

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: Consistent with township's master plan of increasing density from rural residential to higher density along Hulett Rd.

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The Sanctuary subdivision

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Remains consistent with current impact on natural environment.

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Water & sewer systems are already available and rezoning from RR to RAA would have no other significant adverse impacts.

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: \_\_\_\_\_

**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

Charles Maniaci      Renee Maniaci  
Signature of Applicant

6/30/2016  
Date

Charles Maniaci      Renee Maniaci  
Type/Print Name

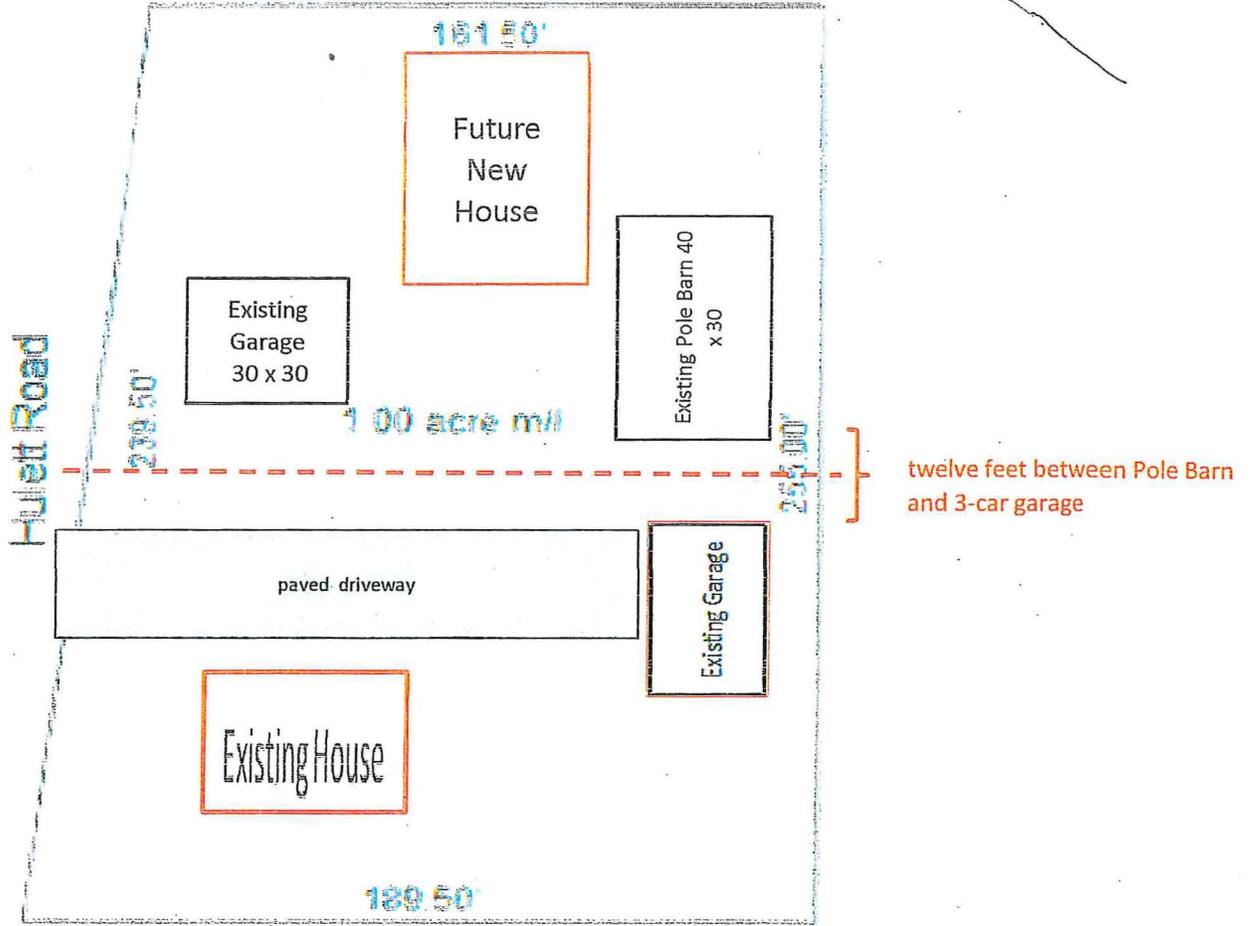
Fee: \$700

Received by/Date: Hermany Grant 6/30/16

Chuck & Renée Maniaci · reneemaniaci@gmail.com ~ 517-896-4707  
chuckmaniaci@gmail.com ~ 517-256-9099

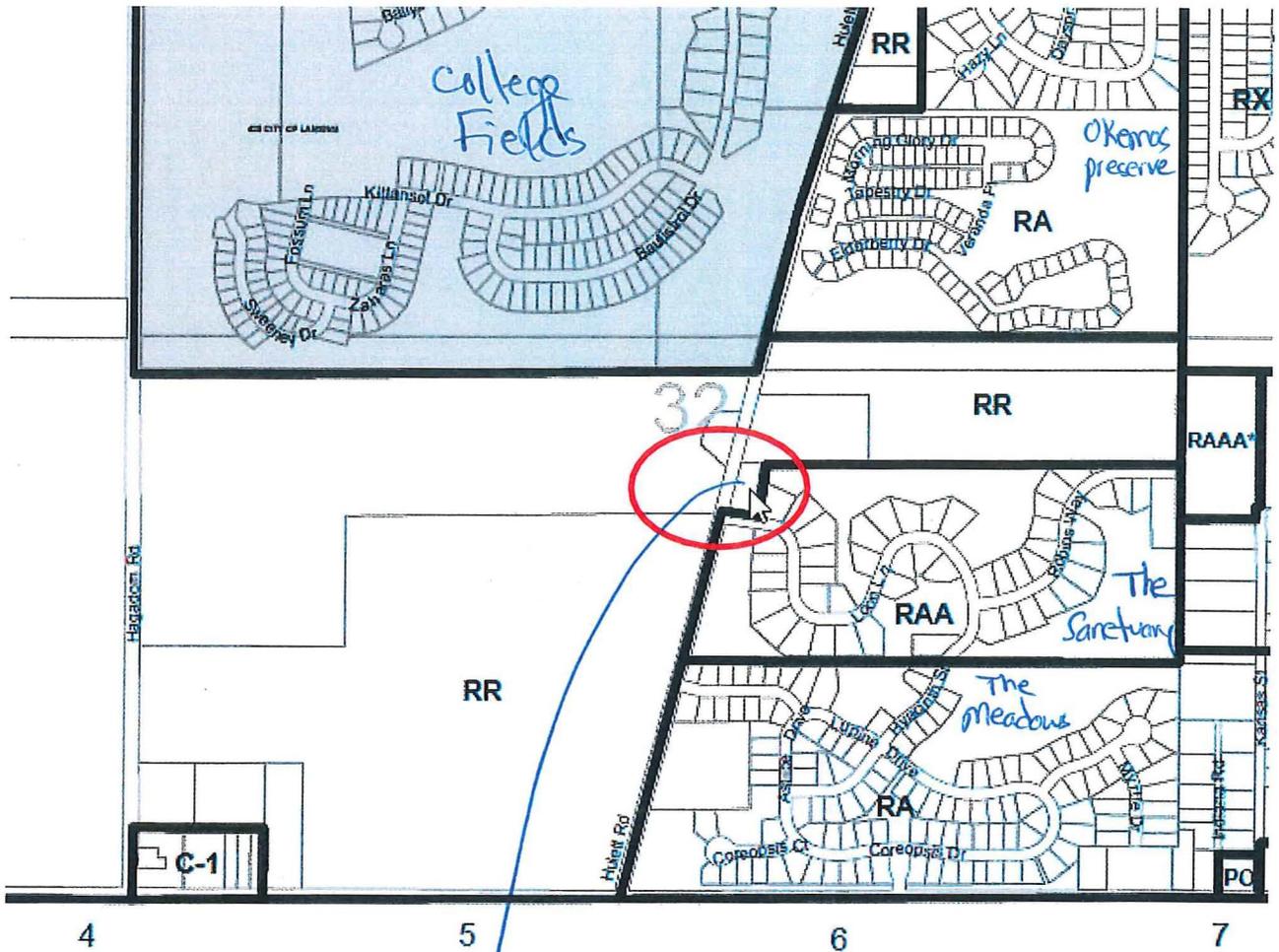
### 3690 Hulett Road

buildings & driveway not drawn to scale



Loon

**Meridian Township Zoning**



3690 Hulett

Requesting RR to RAA to be consistent with contiguous/adjacent property in the Sanctuary neighborhood.

**Special Use Permit #16081  
(Mid-Michigan Ponds)  
July 21, 2016**

**APPLICANT:** Mid-Michigan Ponds  
6500 Howe Road  
Bath, MI 48808

**STATUS OF APPLICANT:** Owner's representative

**REQUEST:** Work in the floodplain to restore pond

**CURRENT ZONING:** RR (Rural Residential)

**LOCATION:** 575 Piper Road, Haslett

**AREA OF SUBJECT SITE:** 20 acres

**EXISTING LAND USE:** Single Family Residential

**EXISTING LAND USES  
IN AREA:** North: Piper Road, Single Family residential  
South: Single Family Residential  
East: Single Family Residential  
West: Single Family Residential

**CURRENT ZONING IN AREA:** North: RAAA (Single Family-Low Density)  
South: RR (Rural Residential)  
East: RR (Rural Residential)  
West: RR (Rural Residential)

**FUTURE LAND USE  
DESIGNATION:** Agriculture/Residential 0.0-0.5 du/a

**FUTURE LAND USE MAP:** North: Agriculture/Residential 0.0-0.5 du/a  
South: Agriculture/Residential 0.0-0.5 du/a  
East: Agriculture/Residential 0.0-0.5 du/a  
West: Agriculture/Residential 0.0-0.5 du/a

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

TO: Planning Commission

FROM: *Gail Oranchak*  
Gail Oranchak, AICP  
Principal Planner

DATE: July 21, 2016

RE: Special Use Permit #16081 (Mid-Michigan Ponds), to work within the 100-year floodplain to improve an existing ponds.

Mid-Michigan Ponds, on behalf of property owner Lyle Stephens, has applied for a special use permit to work in the floodplain associated with the restoration of a 0.56 acre pond on Mr. Stephens' property located on the south side of Piper Road and addressed as 575 Piper Road.

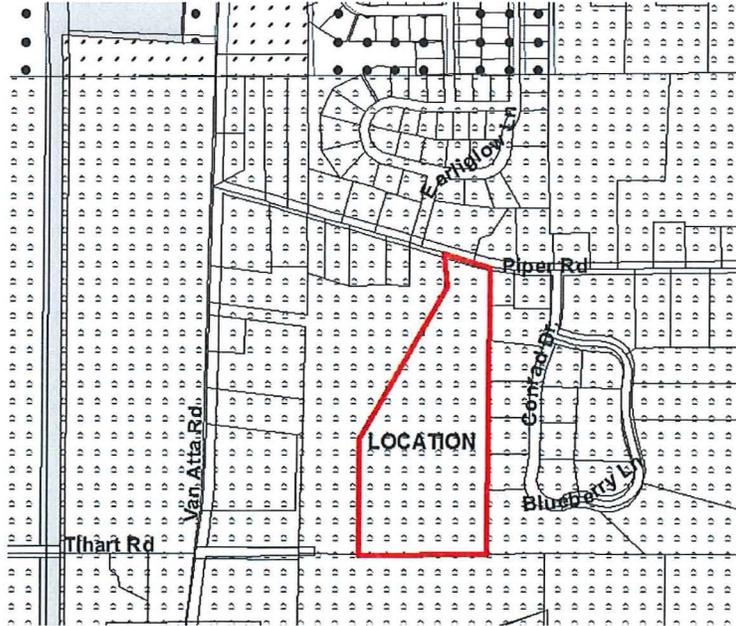
### LOCATION MAP



### Master Plan

The 2005 Master Plan designates the subject site and the surrounding areas as Agriculture/Residential 0.0-0.5 du/acre.

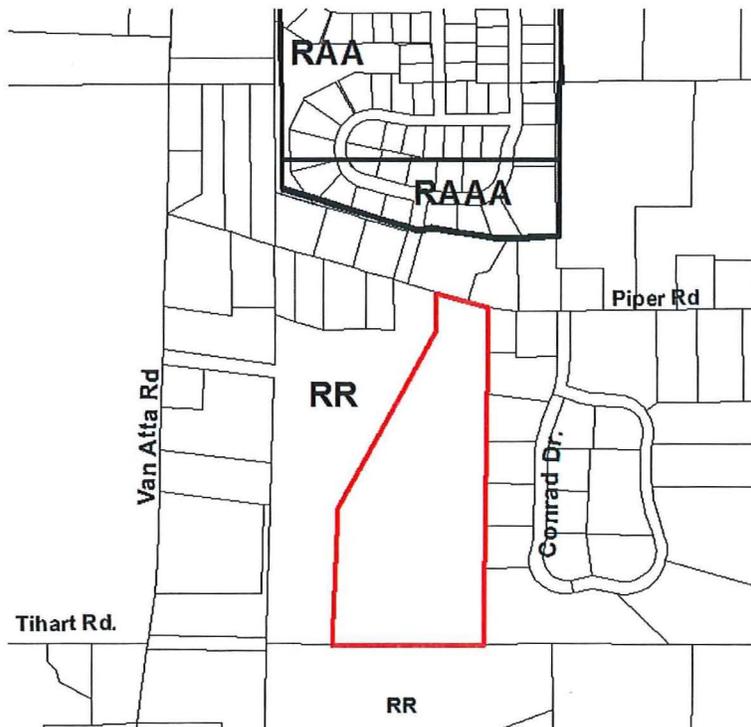
FUTURE LAND USE MAP



Zoning

The site is zoned RR (Rural Residential).

ZONING MAP



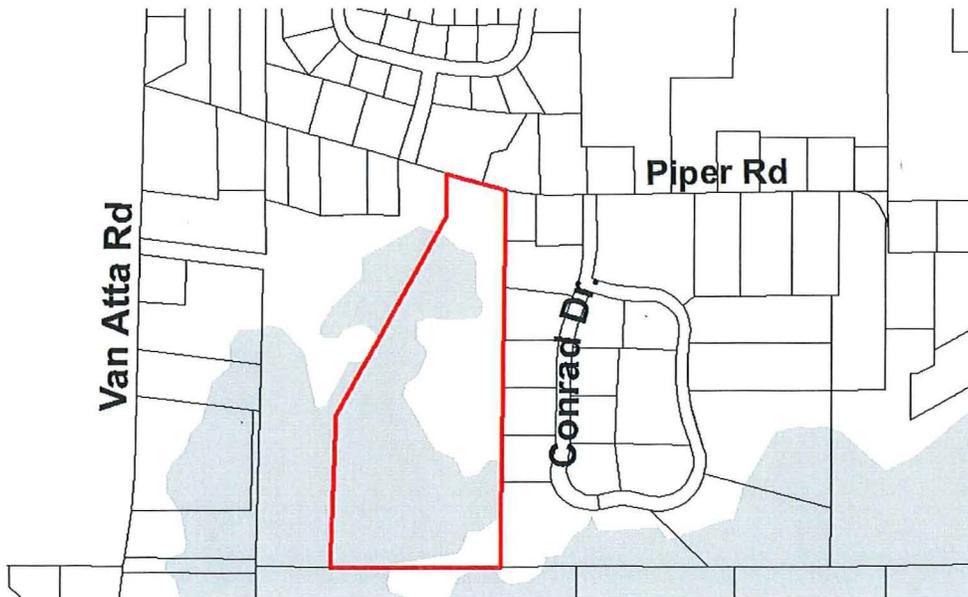
**Physical Features**

Vegetation on the 20-acre site consists of primarily pasture with mature trees scattered throughout the site. A single family residence with attached garage constructed in 1987 is located along the east property line approximately 650 feet south of Piper Road. A 960 square foot pole barn is located approximately 125 feet southwest of the residence.

*Floodplain*

According to the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, the pond is located within a 100-year floodplain, indicated by the gray area on the map below. The flood elevation at this location is 863.1 feet above mean sea level.

**FLOODPLAIN MAP**



*Wetlands*

The Township Wetland Map shows Wetland #13-12D as an extensive system of emergent and shrub-scrub wetlands extending from Piper Road south beyond the subject site. Wetlands in this area are associated with the Foster Drain. As you know, the Township's wetland map is a guide and wetland areas must be delineated and verified by the Township's environmental consultant to establish boundaries. The applicant recently received approval for a pond improvement project on the adjacent parcel west of the subject site. The survey provided for that project is attached; it shows the delineated wetland boundary as verified by the Township's environmental consultant.

### TOWNSHIP WETLAND MAP



### Staff Analysis

Township regulations require a special use permit to excavate within the 100-year floodplain. The applicant proposes to, "clean out sediments from the bottom of the pond to an average of 10 feet, re-slope the banks around the pond to a 3:1 ratio," and remove an invasive species ("phragmites") from the pond's shoreline. Excavated spoils will be hauled to an upland location on the site. Phragmites removed from the shoreline will be buried under the spoils at the upland location and will be left to dry, after which the area will be graded and seeded.

Application materials do not explain where on the site the spoils will be deposited, the size of the area or the bulk. This permit is being reviewed concurrently with a case that will be presented to the Zoning Board of Appeals at its July 27, 2016 meeting, ZBA #16-07-27-2, for grading activities that will take place in the setback and natural vegetation strip of Township Wetland #13-12d.

The Township Chief Engineer, a certified floodplain manager, has reviewed the project and comments in the attached letter, "the proposed excavation work will not have an adverse impact on the floodplain." The letter also states the "spoils pile should be located outside the 500 year floodplain, above 863.5 feet.

Although the pond is within the 100-year floodplain of the Foster Drain, excavation is an exempt activity under state regulations thus the project does not require a permit from the Department of Environmental Quality.

The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodway

**SUP #16081 (Mid-Michigan Ponds)**  
**Planning Commission (7/21/16)**  
**Page 5**

fringe can be found in Section 86-436(l). Issues to consider include whether the use will be adverse to the purpose of the Conservancy District, or damaging to the public health, safety, or welfare, or impose a financial burden upon the community.

**Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #16081. A resolution will be provided for a future meeting.

**Attachments**

1. Application and Attachments
2. Survey dated received October 2, 2015 (Verified Wetland Boundary)
3. Letter dated July 21, 2016 from Chief Engineer Younes Ishraidi

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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant Mid Michigan Ponds  
 Address of Applicant 6500 Howe Rd., Bath, MI 48808  
 Telephone - Work (517) 927-4880 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email mike@midmichiganponds.com  
 Interest in property (circle one): Owner Tenant Option Other  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 575 Piper Rd., Haslett, MI 48840  
 Legal description (please attach if necessary) \_\_\_\_\_  
 Current zoning BR  
 Use for which permit is requested / project name pond clean-out  
 Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 20.08 Net 20.008 *pumping pond down into neighboring pond.*
- F. Explain the project and development phases: *Removing phragmites along shoreline as well as sediment in the bottom of the pond. All materials will be hauled onsite + placed in designate areas will be spread out to dry + then final graded + seeded*
- G. Total number of:  
 Existing: structures 2 - House + Barn bedrooms 3 offices 0 parking spaces 0 carports 0 garages 1  
 Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings 480 proposed buildings: \_\_\_\_\_  
 Usable Floor area: existing buildings same as above proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 4 employees from 8am - 5pm Monday - Friday
- J. Existing Recreation: Type This property is a 20 acre horse farm with a 2,093 Ft<sup>2</sup> residence on the property Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

K. If Multiple Housing:

Total acres of property \_\_\_\_\_

Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_

Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_

Total dwelling units \_\_\_\_\_

Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

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

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

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

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

Part II

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

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

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

Part III

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

Yes     No    (Please check one)

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

Michael Harris  
Signature of Applicant

7-7-16  
Date

Michael Harris  
Type/Print Name

Fee: \$500

Received by/Date: [Signature] 7/7/16

# Mid-Michigan Ponds

Statewide Service

6500 Howe Rd.  
Bath, MI 48808  
517-927-4830  
midmichiganponds.com

July 6<sup>th</sup>, 2016

To the Zoning Board of Appeals:

The purpose of this project is to restore an existing 0.56 acre pond that is filling in with sediments and has an invasive plant called phragmites taking over the shoreline areas.

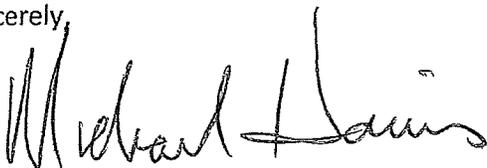
The property in question is a horse farm located at 575 Piper Road, Haslett, Michigan. The pond on the property could potentially be used for watering purposes and recreational uses, but is currently surrounded by an approximate 25-foot barrier of phragmites and has filled in with a significant amount of sediment and organic matter build-up. As a result, the pond is being choked out by the excessive submerged aquatic weed and algae growth and is currently not suitable for intended purposes.

Mid-Michigan Ponds proposes to clean out the sediments from the bottom to an average depth of 10 feet and re-slope the banks around the pond at a 3:1 ratio. This will also include removing the phragmites. To eliminate the chance of the phragmites spreading, it will be buried underneath the spoils. All of the spoils will be hauled to designated upland areas on the property, leveled off and re-seeded.

The township is requiring a variance for this project due to the close proximity (approximately <sup>20</sup>40 feet) of the western edge of the pond to a neighboring wetland. No activities will be performed within this wetland. Granting the variance will not have any adverse effects on any adjacent land or essential character in the vicinity of the property.

Thank you for your consideration of this project.

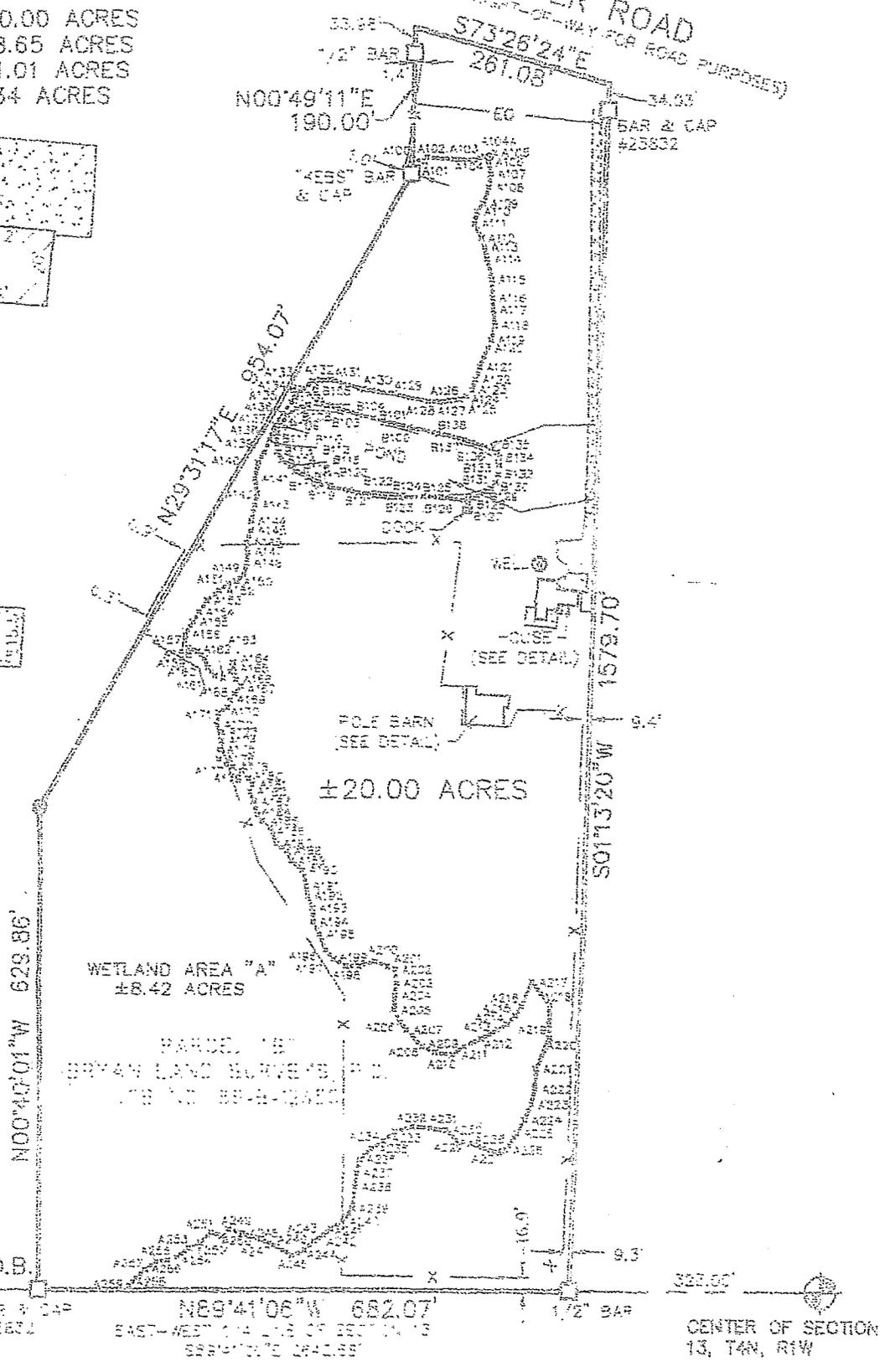
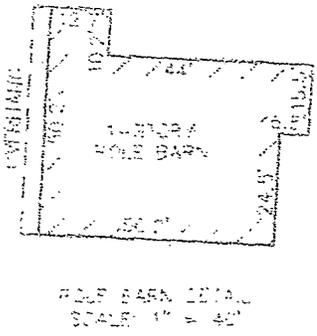
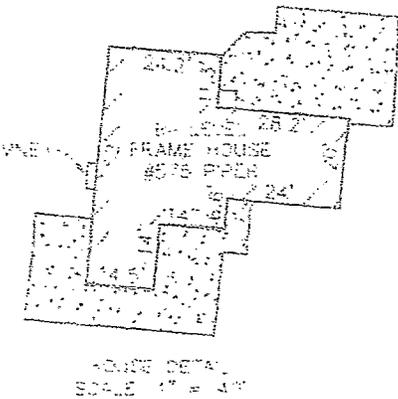
Sincerely,



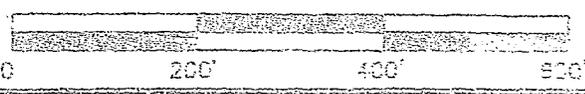
# STEPHENS INVESTMENTS, LLC.

TOTAL AREA = ±20.00 ACRES  
 WETLAND AREA = ±8.65 ACRES  
 POND AREA = ±11.01 ACRES  
 OPEN AREA = ±0.34 ACRES

C/L PIPER ROAD  
 SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES



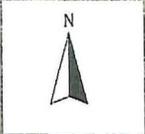
## LEGEND



KEBS, INC. KYES ENGINEERING  
 BRYAN LAND SURVEYS

## Legend

-  Property Boundary
-  Pond being cleaned out
-  Delineated Wetland Location
-  Spoils Placement
-  Silt Fence Placement



Lyle Stephen's Property – 575 Piper Road,  
Haslett, Michigan 48840

Google

### Parcel #

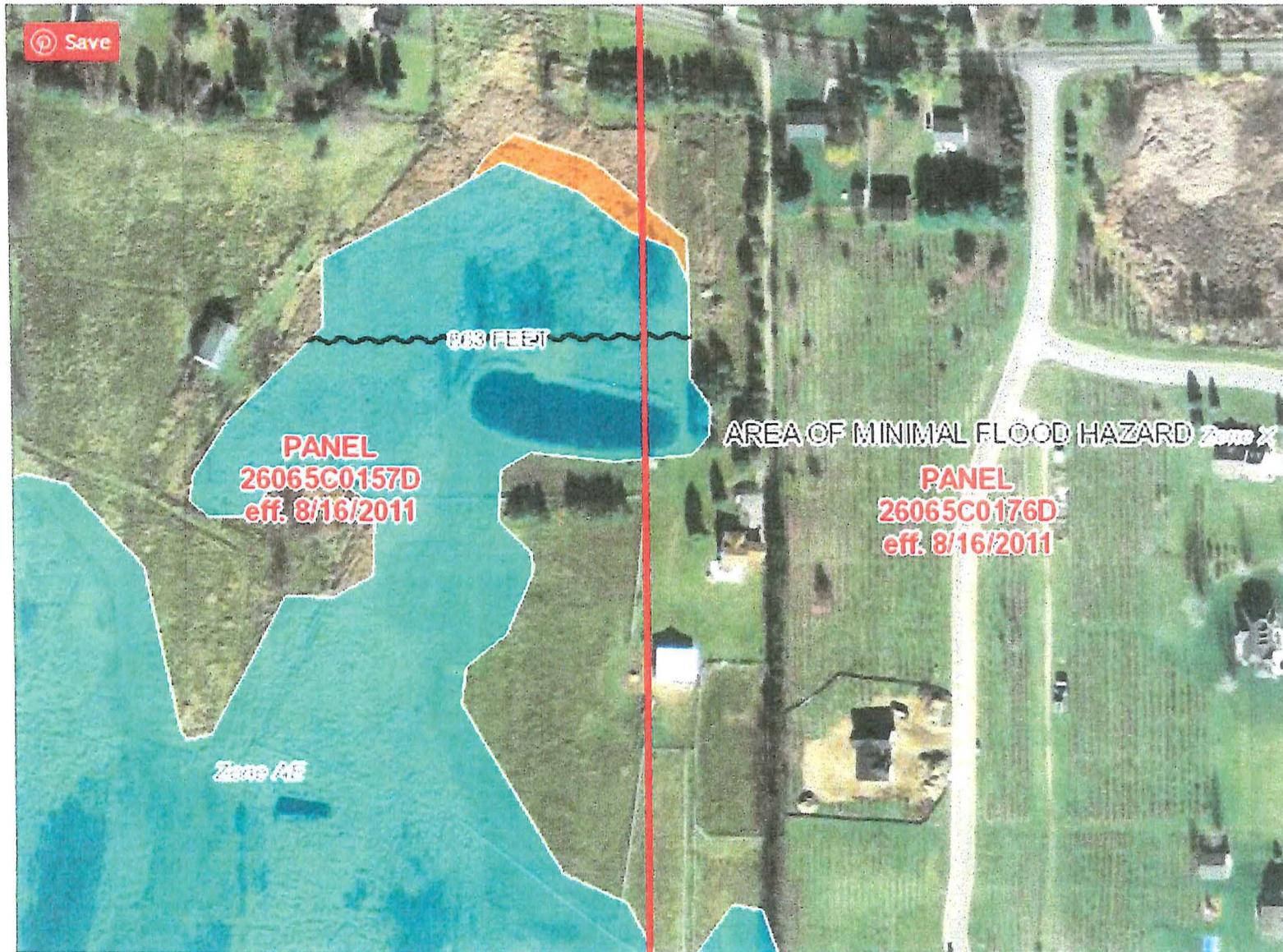
33-02-02-13-100-036

### Legal Description

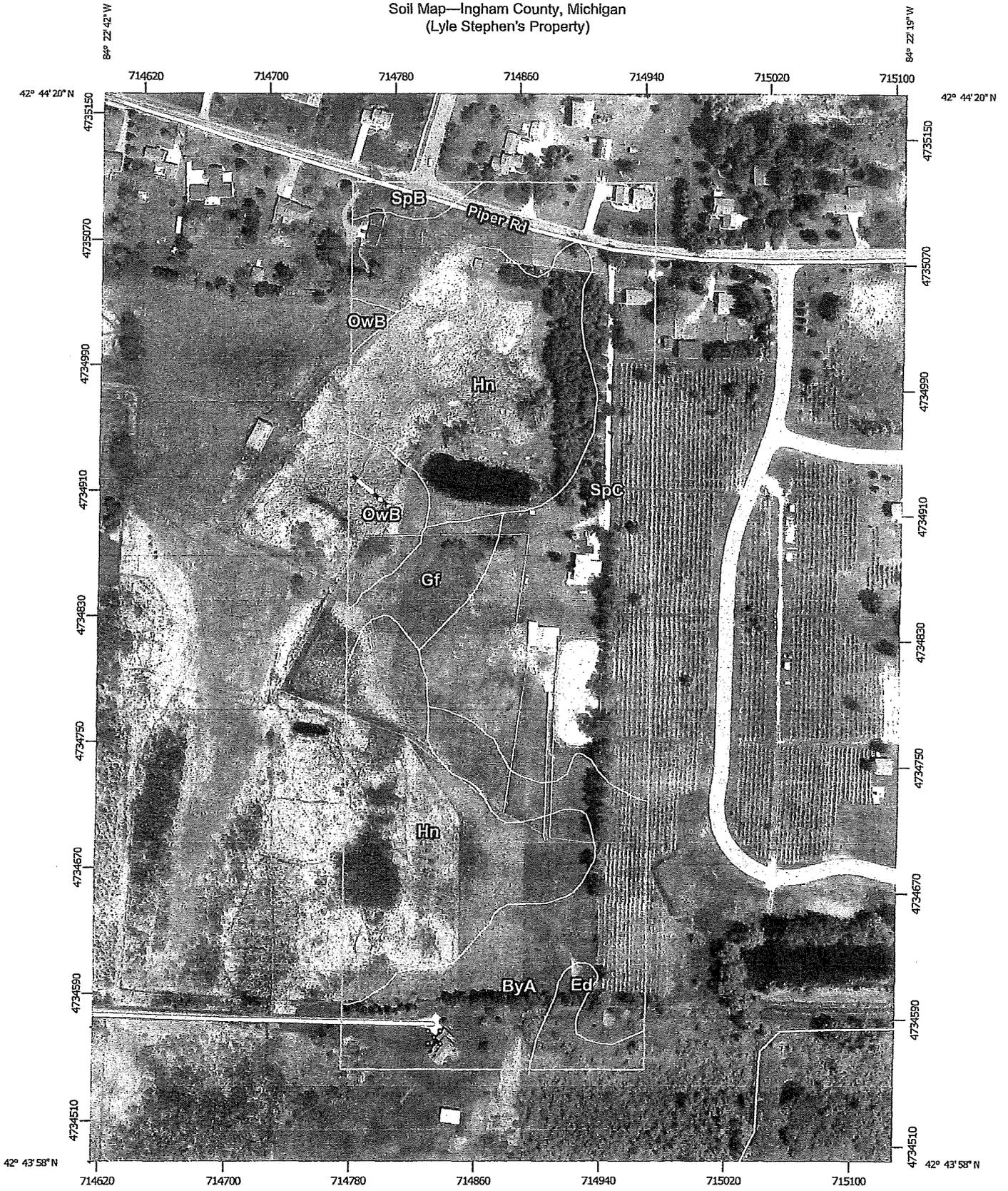
M13-4-2-1 COM @ THE W 1/4 COR SEC  
13 -S 89 DEG 41'06"E ALNG EW 1/4 LN  
1637.61 FT TO POB -N 0 DEG 40'01"W  
629.86 FT -N 29 DEG 31'17"E 954.07 FT -  
N 0 DEG 49'11"E 190 FT TO C/L OF PIPER  
RD -S 73 DEG 26'24"E ON C/L 261.08 FT -  
S 01 DEG 13'20"W 1579.70 FT TO EW  
1/4 LN -N 89 DEG 41'06"W ON 1/4 LN  
682.07 FT TO POB T4NR1W 20 AC M/L

# FEMA's National Flood Hazard Layer (Official)

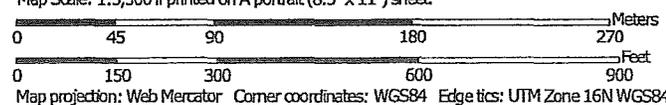
Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: <http://tinyurl.com/j4xwp5e>



Soil Map—Ingham County, Michigan  
(Lyle Stephen's Property)



Map Scale: 1:3,300 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Soil Map—Ingham County, Michigan  
(Lyle Stephen's Property)

**MAP LEGEND**

<b>Area of Interest (AOI)</b>		Area of Interest (AOI)		Spoil Area
<b>Soils</b>		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
<b>Special Point Features</b>				Other
		Blowout		Special Line Features
		Borrow Pit	<b>Water Features</b>	
		Clay Spot		Streams and Canals
		Closed Depression	<b>Transportation</b>	
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry	<b>Background</b>	
		Miscellaneous Water		Aerial Photography
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ingham County, Michigan  
Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2010—May 5, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

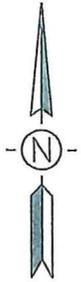
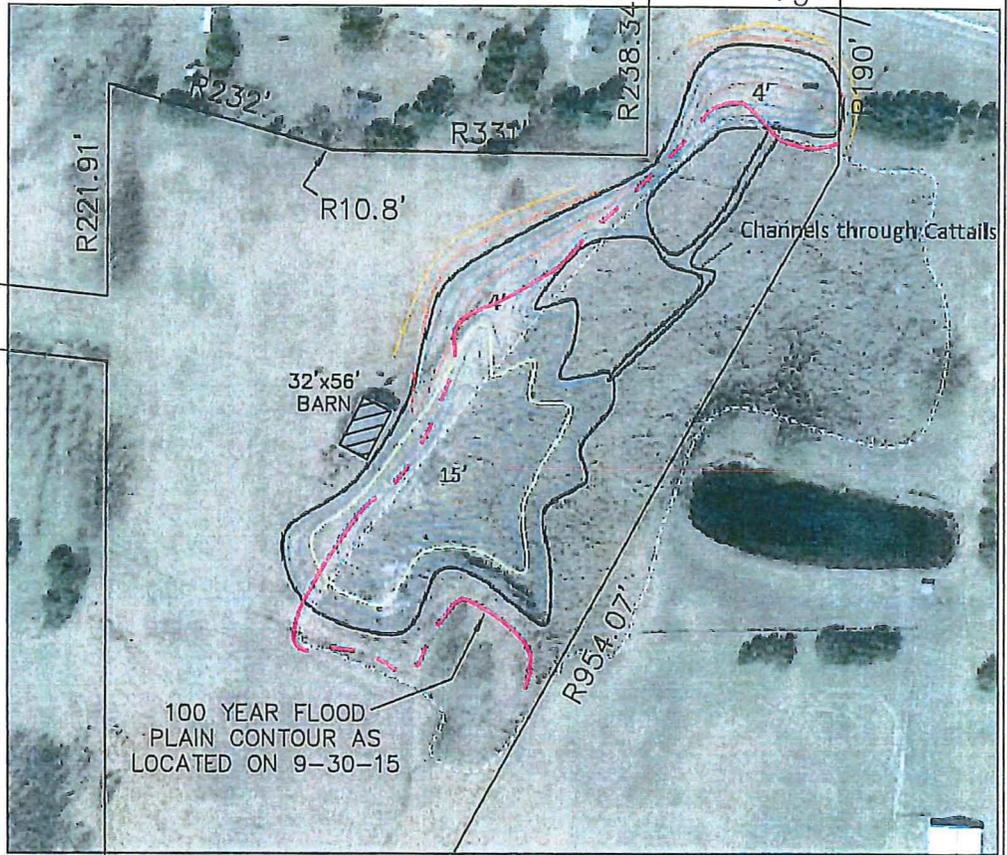
## Map Unit Legend

Ingham County, Michigan (MI065)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ByA	Brady sandy loam, 0 to 3 percent slopes	5.0	18.5%
Ed	Edwards muck, 0 to 1 percent slopes	0.6	2.2%
Gf	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.1	3.9%
Hn	Houghton muck, 0 to 1 percent slopes	10.0	36.7%
OwB	Owosso-Marlette sandy loams, 2 to 6 percent slopes	1.1	4.0%
SpB	Spinks loamy sand, 0 to 6 percent slopes	0.4	1.4%
SpC	Spinks loamy sand, 6 to 12 percent slopes	9.1	33.4%
<b>Totals for Area of Interest</b>		<b>27.2</b>	<b>100.0%</b>

# SKETCH PLAN

VAN ATTA ROAD

PIPER ROAD



1" = 200'

**NOTES:**

1. A CERTIFIED BOUNDARY SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.

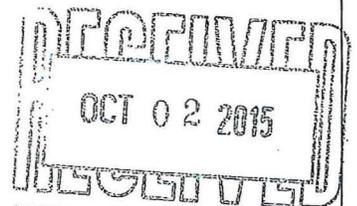
2. EASEMENTS, IF ANY, NOT SHOWN

PER CLIENT PROVIDED MITIGATION SKETCH

- BLACK OUTLINE - TOTAL POND AREA (2.3 ACRES)
- YELLOW OUTLINE - DEEPWATER HABITAT
- WHITE DOTTED LINE - CURRENT WETLAND AREA
- RED DOTTED LINE - MITIGATED WETLAND AREAS
- BLUE LINES - ONE FOOT CONTOUR LINES
- YELLOW LINES - SILT FENCE PLACEMENT

WEST 1/4 CORNER  
SECTION 13, T4N, R1W

R1321.30' R316.32'  
EAST-WEST 1/4 LINE SECTION 13



# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff    Supervisor  
Brett Dreyfus            Clerk  
Julie Brixie              Treasurer  
Frank L. Walsh          Manager



Milton L. Scales            Trustee  
Ronald J. Styka            Trustee  
John Veenstra              Trustee  
Angela Wilson              Trustee

July 21, 2016

Ms. Gail Oranchack  
Principal Planner  
Community Planning & Development  
Meridian Charter Township  
Okemos, MI 48864-1198

**Re:    SUP #16081 – Mid-Michigan Ponds @ 575 Piper Road**

Dear Ms. Oranchack:

Based on our review of the plans and documents provided for the subject project, we offer the following comments:

The pond excavation is proposed within the 100-year floodplain, which has an established Base flood elevation (BFE) of 863.1' for this area. The total amount of excavation is not provided by the applicant; at any rate, the proposed excavation work would not have an adverse impact on the floodplain.

The excavated material is proposed to be placed outside of the 100-year floodplain, within the same parcel at two locations, though the exact size of the disposal piles has not been provided. One additional note, the disposal piles should be located outside the 500-year floodplain, above 863.5'.

Sincerely,

Younes Ishraidi, PE, CFM.  
Chief Engineer

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: July 22, 2016

RE: Special Use Permit #16071 (Chris Humphrey), request to establish a Huntington National Bank ATM at 2055 Grand River Avenue

On July 11, 2016, the Planning Commission held a public hearing regarding Special Use Permit #16071, a request to install a Huntington National Bank ATM on the July 11, 2016. Topics of discussion included the location of the ATM, potential traffic impacts, use by walk-up patrons, the purpose for adding greenspace, and the lack of a by-pass lane.

**Planning Commission Options**

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

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Special Use Permit #16071  
(Chris Humphrey)  
2055 Grand River**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of July 2016, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Chris Humphrey, representing Huntington National Bank, requested a special use permit to install an unattended Huntington National Bank (Automated Teller Machine (ATM) in the Meijer parking lot at 2055 Marsh Road; and

WHEREAS, the Planning Commission held a public hearing and discussed Special Use Permit #16071 at its July 11, 2016 regular meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated July 7, 2016 and July 22, 2016; and

WHEREAS, drive-up banking is a use permitted by special use permit in the C-3 Commercial district; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the request is consistent with the additional standards provided in Section 86-405(e)(13)d of the Code of Ordinances for special use permits associated with drive-in and drive-through uses including drive-up banks; and

WHEREAS, the Zoning Board of Appeals granted the necessary variance for a lease area that does not meet the minimum lot area and lot width requirements of the C-3 Commercial zoning district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16071 (Chris Humphrey) with the following conditions:

1. Approval is granted in accordance with the submitted application materials and plans prepared by Christopher J. Humphrey, Architect, LLC, dated June 13, 2016, subject to revisions as required.
2. Pursuant to Section 86-405(e)(13)d, transactions at the ATM are intended for patrons arriving in automobiles, while walk-up access is available inside the Meijer store.

**Resolution to Approve  
SUP #16071 (Chris Humphrey)  
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3. The final site plan, ATM elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
4. The applicant shall obtain all other necessary and applicable permits, licenses, and approvals from the Township prior to any construction on the site. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
5. 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.
6. No demolition, grading, fill, or construction, shall begin until a building permit has been issued and approved by the Director of Community Planning and Development.
7. 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.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of August 2011.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair