

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES
June 13, 2011
5151 Marsh Road, Okemos, MI 48864-1198
853-4560, Town Hall Room, 7:00 P.M.**

APPROVED

PRESENT: Chair Deits, Vice-Chair Jackson, Secretary Beyea, Commissioners Honicky, and Norkin,
ABSENT: Commissioners Goodale, Cordill, and Scales
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Deits called the work session meeting to order at approximately 8:15 P.M.

2. Approval of agenda

Commissioner ? moved to accept the agenda, Commissioner ? supported. Motion carried unanimously.

3. Public Remarks

None

4. Discussion

Chair Deits opened the work session for discussion at approximately 8:16 p.m.

A. 2005 Master Plan Update

- Possibly recommend an urban service boundary without it being part of the Master Plan update
- Expanding or reducing the urban service area depends on density designations on the Future Land Use Map
- A resolution to support establishment of an urban service boundary must have bases—a policy statement supporting the location
- Two recent projects show mixed feelings about extending utilities east
- Look at options for land at the fringe
- Planning Commission role to establish urban service boundary
- Urban service boundary a joint effort of communities that make up the Tri-County region; each community affected to amend plan to show boundary
- Add Master Plan goal to implement urban service boundary with an ordinance; without an ordinance it is not a boundary
- Experience of Portland Oregon
- Amend Master Plan goals along with mapping the urban service boundary
- Send phases of the Master Plan update to the Board for feedback
- Township Board has veto power over the Planning Commission's Master Plan
- Work on the boundary first to prevent hold-up for the entire Tri-County
- Evaluating details during preparation of an ordinance may result in an amendment to the boundary
- Utility connections within 200 feet of an existing public water or sewer line require connection
- Proposed boundary in Tri-County report a starting point taken from 1995 Master Plan
- Use Township decisions since 1995 to adjust the urban service boundary
- Two processes—establishing boundary and updating the Master Plan
- Timeline affected by MPEA amendment requirements
- Make the urban service boundary a statement of policy through resolutions by the Planning Commission and Township Board; amend the Master Plan to include later
- Avoid adding urban service boundary as separate Master Plan amendment
- Send resolution to Township Board recommending an urban service boundary location and

incorporation into the next Master Plan amendment

- Establish policies and goals in support of a new urban service boundary
- Policies exist in current Master Plan on which to base support for an urban service boundary
- Coincidental timing of the Tri-County's urban service boundary recommendation and Planning Commission's Master Plan update
- Rubber stamp the Tri-County version of the urban service boundary and add to current Master Plan
- Planning Commission's Master Plan update does not take the policies in a new direction but expands on existing policies
- No consideration of moving boundary to Wellington Estates
- Phased Master Plan amendment: First phase to put 1995 urban service boundary back in; second phase writing goals, revising the urban service boundary based on changes since 1995; and completing the process already begun by the PC
- In a revised or new goal state intent to create an urban service boundary ordinance
- At next work session: review "Parks" goals to incorporate into Master Plan. Last three goals associated with urban service boundary issues.
- If not close to completing update of all Goals, simply reach consensus on the map; if close to completing Goals, amend map and goals as a package.
- Board could move the urban service boundary forward as a separate ordinance
- Tri-County expects each community touched by the urban service boundary to establish the line based on report criteria
- Minimally update the urban service boundary location based on review of approved development and prepare a goals statement to support and transmit to the Board. Move forward with other Plan updates while the Board deliberates the urban service boundary.
- Confirm the noticing requirements for a phased update.
- Inquiry about the basis for the 1995 urban service boundary line.
- Assumption everything to the west of the urban service boundary is served.
- The Director of Public Works and Engineering indicated capacity is available to serve the entire eastern side of the Township and extension would not impact the Public Works and Engineering Dept. budget. Systems are self-sustaining: Developers pay to extend; users pay for maintenance.
- Not approaching capacity limits since water and sewer usage are down 15% over the decade.
- Capacity is finite unless the system is expanded. Current contract with East Lansing for five million gallons per day of sewage.
- Demographics will dictate the amount of additional density that can be served inside the boundary
- Capacity available if density and intensity stays the same
- The density and intensity will change in ways the Planning Commission has not thought about
- Sewer system capable of extension to Meridian Road if changes are made to the Mud Lake interceptor
- Evaluate options for capacity intended for the eastern third of the Township
- Purpose of urban service boundary to stop sprawl
- Per Director, possible to increase water supply by 50%, already declined by 15% more than enough to increase intensity by expanding the water treatment facility or contracting with Board Water and Light
- Share the cost of expanding the East Lansing sewage treatment facility if an increase in sewage treatment capacity needed.
- Changing demographics will drive the intensity of use west of an urban service boundary line
- Create a community attractive to the economic drivers of the next generation
- Attractions include good transit, Meridian Mall as urban mixed-use downtown
- Future need for service workers' housing
- Aging population unless pensioners flee from state taxation
- Slow population growth could still see healthy demand for housing types with higher percent of unmarried, single-person households resulting in an increase in the overall number of households .
- Restricting utilities as a tool to reduce sprawl and contain development; use the facilities already in the ground.

- Did not hear limitation on either water or sewer
- Capacity and extent limit development
- Review projects approved with water and sewer in close proximity to the 1995 line; if vested include in the urban service area
- Next Work Session: Begin with easy decisions. Draw the new blue line. Next step—relate the unfinished goals to the urban service boundary. Send Phase 1 of the Master Plan amendment to the Board. Phase 2: Complete the rest of the update.
- Urban service boundary only a guideline until codified
- Tri-County's long term goal for urban service boundary to keep urban areas viable
- Potential impact of private on-site sewer systems approved by the Health Department allows dense development on land east of the urban service boundary
- Transfer of Development Rights-like strategies in the Goals—shift incentive to maximize value
- Joint agreement: Williamstown Township as taking zone for Meridian Township receiving zone
- Charge fees to expand outside the line
- Help development occur in appropriate place

5. Public remarks

None

6. Adjournment

Chair Deits adjourned the meeting at approximately 9:35 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner