

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION MEETING
AND
REGULAR MEETING**

JANUARY 25, 2016

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. Master Plan
4. Public Remarks
5. Adjournment

Regular Meeting – Town Hall Room

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. January 11, 2016
4. Public remarks
5. Communications
6. Public Hearings
7. Unfinished Business
 - A. Special Use Permit #16011 (Marriott), request to construct a 67,000 square foot Courtyard by Marriott with 99 rooms on Jolly Oak Road east of Staybridge Suites
8. Other Business

Planning Commission Agenda

January 25, 2016

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9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. New Applications
 - i. Special Use Permit #16021 (Fann), request to establish a group day care home for up to 12 children at 4628 Manitou Drive
 - B. Update of Ongoing Projects
 - i. Site Plans Received - None
 - ii. Site Plans Approved
 1. Site Plan Review #15-11 (Meridian Investment Group), review site plan for Red Cedar Flats (MUPUD #15034), 112 residential units,
 2. Site Plan Review #16-01 (Okemos Road LLC) to construct a building consisting of eight townhouse units at 3698 Okemos Road
10. Public Remarks
11. Adjournment

Post Script: Richard Honicky

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
February 8, 2016**

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. 2005 Master Plan Update

Regular Meeting – Town Hall Room

3. Public Hearings
 - A. Special Use Permit #16021 (Szuma), request to establish a group child care home for up to 12 children at 1211 Ascott Place, Haslett, MI 48840
 - B. Special Use Permit #16031 (Fann) request to establish a group child care home for up to 12 children at 4628 Manitou Drive
4. Unfinished Business
5. Other Business

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

DRAFT

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

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

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

2. Approval of agenda

Commissioner DeGross moved to amend the agenda by moving Agenda Item #9C to Agenda Item #9A and relettering the remaining unfinished business items.

Planning Commission discussion:

- Belief of the Chair the concern is addressed through a sentence in the staff memorandum

Commissioner DeGross withdrew his amendment.

Commissioner DeGross moved to approve the agenda. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried.7-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of December 14, 2015 and December 21, 2015. Seconded by Commissioner Tenaglia.

VOICE VOTE: Motion carried 7-0.

4. Introduction of New Member

Chair Scott-Craig introduced the newest Planning Commissioner, Daniel Opsommer.

5. Election of Chair, Vice-Chair and Secretary for 2016

Chair Scott-Craig opened nominations for the position of Chair of the Planning Commission.

Commissioner DeGross nominated Commissioner Scott-Craig as Chair for 2016. Seconded by Commissioner Tenaglia.

Chair Scott-Craig closed nominations for the position of Chair of the Planning Commission.

ROLL CALL VOTE: YEAS: Commissioners DeGross, Ianni, Jackson, Opsommer, Tenaglia, Van
Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

Chair Scott-Craig opened nominations for the position of Vice-Chair of the Planning Commission.

Commissioner Van Coevering nominated Commissioner Jackson as Vice-Chair of the Planning Commission. Seconded by Commissioner Tenaglia.

Chair Scott-Craig closed nominations for the position of Vice-Chair of the Planning Commission.

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

Upon request of the Chair, Principal Planner Oranchak explained the responsibilities of the position of Secretary to the Planning Commission.

Chair Scott-Craig opened nominations for the position of Secretary of the Planning Commission.

Commissioner DeGroff nominated Commissioner Cordill for the position of Secretary of the Planning Commission. Seconded by Commissioner Van Coevering.

Chair Scott-Craig closed nominations for the position of Secretary of the Planning Commission.

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
NAYS: None
Motion carried 7-0.

6. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, announced the Capital Area Transportation Authority (CATA) will hold a meeting on the conceptual plans for the Bus Rapid Transit (BRT) on Thursday, January 14th in the Town Hall Room from 4:30 PM until 6:30 PM. He addressed plans of the BRT for a median from Brookfield Plaza to Heat & Sweep which would eliminate the left hand turn lane except at two (2) new signalized intersections in this segment of the corridor. Mr. Provencher voiced support for the three (3) communications contained in the Planning Commission packet which expressed opposition to the Chick-Fil-A project, and added his objection due to the proposed clear cutting of all mature trees, which will be replaced with smaller caliper trees. He believed the project to be an infill "strip" development.

Bill McConnell, 4376 Manitou Drive, Okemos, expressed concern the Chick-fil-A project does not comply with the "vision" expressed by the community for this area. He showed a rendering of the results of the BRT charrettes for the Grand River Corridor which depicted a turnaround for the BRT line and a civic area on the site of the proposed Chick-fil-A project. He urged the Planning Commission, the Township Board and members of the community to take necessary action to make the vision a reality.

Gary Rouse, GBC Design, 5656 White Pond Drive, Akron, Ohio, availed himself for questions when the special use permits related to the Chick-fil-A project are taken up by the Planning Commission.

Chair Scott-Craig closed public remarks.

7. Communications

- A. Pam Fraker, 351 Newman Road, Okemos; RE: Special Use Permit #15171 (Chick-fil-A)
- B. James R. Hewitt, 2728 Del Mar Drive, Okemos; RE: Special Use Permit #15171 (Chick-fil-A)

- C. Hannah Henning, 5924 Patriots Way, East Lansing; RE: Special Use Permit #15171 (Chick-fil-A)
- D. Mary Ann Martin, 2504 Arrowhead Drive, Okemos; RE: Special Use Permit #15171 (Chick-fil-A)
- E. James Raynak, DDA Chair, Meridian Township DDA, RE: Special Use Permit #15171 (Chick-fil-A)

8. Public hearings

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

Chair Scott-Craig opened the public hearing at 7:19 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Associate Planner Wyatt summarized the special use permit request as outlined in staff memorandum dated January 8, 2016.
- Applicant
David Wespiser, Hotel Development Services, LLC, 125 W. Spring Street, Oxford, Ohio availed himself and his team members for questions relative to this special use permit request.
- Public
Leonard Provencher, 5824 Buena Parkway, Haslett, expressed concern with bicycle parking being placed near the exits to this site, as it provides an opportunity for bicycle theft. He stated his preference is for bicycle parking to be placed adjacent to the handicap parking near the entrance to the hotel to provide security for parked bicycles.
- Planning Commission discussion:
Commissioner Ianni voiced his appreciation the applicant has not requested any variances, has met the Township's Code of Ordinances and the project does not significantly impact traffic. He added the pervious/impervious ratio has been met.

Commissioner Jackson inquired of staff if 2008 is the latest traffic counts available.

Principal Planner Oranchak replied 2008 was the latest found on the Ingham County Road Department's (ICRD) website.

Commissioner Jackson asked how much additional development has occurred in this location since 2008.

Principal Planner Oranchak replied Staybridge Suites was constructed "quite a while ago". She believed Staybridge Suites was constructed around the time improvements to the road were made. Ms. Oranchak stated the Michigan State University (MSU) Federal Credit Union branch is the most recent development in this area. She added there are areas under consideration for development which are to the north and the west of this site. Principal Planner Oranchak indicated this is the last parcel in Meridian Crossing, with the remainder, of Meridian Crossing, other than the credit union, having been built prior to Staybridge Suites.

Commissioner Van Coevering reiterated the applicant has not requested any variances, and voiced her support for the project as presented.

Chair Scott-Craig agreed with earlier public comment regarding the preferred location of bicycle parking. He noted the Township's traffic consultant has approved the project. Chair Scott-Craig acknowledged a traffic problem does not exist with the internal turns, but at the end of the street where the turns empty onto Okemos Road or Jolly Road. He spoke to the accumulation of traffic as a result of the impending large development by Forsberg. Chair Scott-Craig noted someday the Township will need to deal with the situation in the Okemos Road/Jolly Road area. He voiced appreciation that no variances were requested by the applicant.

Chair Scott-Craig closed the public hearing at 7:38 P.M.

9. Unfinished Business

Commissioner DeGroff moved to amend the agenda by moving Agenda Item #9C to Agenda Item #9A and relettering the remaining unfinished business items.

The motion died for lack of a second.

- A. Special Use Permit #15171 (Chick-fil-A), request to construct a 4,730 square foot restaurant with drive-through window

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15171 (Chick-fil-A, Inc) to construct a commercial drive-thru building subject to the following conditions:

1. **Approval is granted in accordance with the site plans prepared by GBC Design, Inc., dated November 23, 2015, subject to revisions as required.**
2. **The Charter Township of Meridian will be a third party signatory to all access easements between the applicant and the owners of the access drives adjacent to the site.**
3. **Where appropriate, signage shall be improved to sufficiently direct traffic to and from the site.**
4. **A by-pass lane shall be designed along the entire length of the drive-through lanes.**
5. **A special use permit shall be required for the proposed changeable freestanding sign.**
6. **Existing street trees along the site's Grand River Avenue frontage shall be preserved unless deemed unhealthy by the Director of Community Planning and Development.**
7. **Approvals shall be gained from the Michigan Department of Transportation to guarantee access to public storm drains along Grand River Avenue. A copy of the written approval shall be submitted to the Director of Community Planning and Development.**
8. **The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals (ZBA) or shall redesign the site plan as necessary.**
9. **The site plan shall be revised to depict a correct floodplain elevation of 842.1 feet above mean sea level, prior to submitting an application for Site Plan Review.**

10. **The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.**
11. **Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
12. **The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
13. **A copy of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.**

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Proposed project is a good use of property which is currently unsightly
- Project will bring excitement to the community as the plan is for an established and well respected business
- Traffic report indicated the development will not have a negative impact on traffic
- Engineers stated the project will not have a negative impact on stormwater or the flow of water on the site
- Appreciation to the applicant for preservation of the mature street trees on the site

Commissioner Opsommer moved to add condition #14 which reads:

14. **Chick-fil-A shall explore entering into a joint parking agreement with Meijer in accordance with the requirements of Section 86-753 of the Zoning Ordinance.**

Seconded by Commissioner Van Coevering.

Planning Commission discussion:

- Parking most desirable for Chick-fil-A customers within the Meijer lot is the least desirable among Meijer customers
- Staff distinction that the street trees mentioned in the resolution are located on the eastern portion of the site and would not be considered street trees as you travel west or are in an area that is going to be graded for the floodplain and compensating cut
- Safety concern with shared parking in the proposed shared parking area to the south for customers who will be forced to walk through the drive-through lane at the back of the building to access the restaurant
- Vehicles could park in the northwest corner of the shared parking area under consideration and pedestrians could use the pathway on the western portion of the parking lot to access the restaurant
- Parking in the northwest corner of the shared parking area under consideration would allow customers to be closer to the entrance of the restaurant
- Examination of joint use of parking might give the applicant the ability to address the bypass lane and internal congestion on the site
- A shared parking arrangement has the potential to reduce the number of required parking on site

- Any shared parking arrangement must show both Meijer and the applicant have sufficient parking during peak hours and a joint parking agreement must be signed by the parties

ROLL CALL VOTE: YEAS: Commissioners DeGross, Ianni, Jackson, Opsommer, Tenaglia,
Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

Continued Planning Commission and staff discussion:

- Commissioner objection to the last WHEREAS clause which states the project promotes innovative design and landscaping
- Applicant must satisfy within themselves the on-site traffic pattern serves their business needs
- Township is primarily concerned with the public streets and the impact the proposed development will have on those streets
- Planning Commissioner concern with the impact of the shared access drive
- Condition #3 (regarding signage) was included to address the internal traffic pattern
- Planning Commission concern with the two-way cut in the median between the subject site and Leo's Lodge and the resulting inevitable conflicts, including the effect on other businesses which depend on that as an access point for their properties
- Inquiry if the Township's traffic engineer could provide an assessment on the functionality of the ingress/egress through the median
- Township's traffic consultant did not express a concern over traffic flow into and out of the proposed site
- Vehicles will use multiple entrances/exits into the site from Okemos Road and Grand River Avenue
- Staff suggestion to ask the applicant's traffic consultant regarding the internal vehicular circulation on the proposed site
- Concern with conflicting left turns in the median between traffic turning left off Grand River and people exiting the subject site attempting to turn left in order to travel south
- Staff rationale that an on-site traffic control device (i.e. stop sign) should prevent traffic from exiting the site while there is congestion on the north/south drive on the west side of the Meijer property
- Suggestion to change condition #3 after "Where appropriate, signage shall be improved to sufficiently direct traffic" and insert language which specifically identifies internal traffic patterns
- Suggestion to include "subject to the approval of the Director of Community Planning and Development" at the end of condition #3
- Another suggestion to include, "subject to the approval of the Township's traffic engineer." at the end of condition #3
- The Director of Community Planning and Development can consult with the Township's traffic consultant, the Michigan Department of Transportation (MDOT) as well as ICRD staff
- Planning Commissioner preference to identify in the resolution traffic to and from the site as well as traffic within the site must be properly directed through the appropriate traffic control device
- This is the same problem identified for a drive-through window in a recent development on Grand River Avenue
- This SUP is about the allowance of a drive-through window on this site
- Restaurant design and drive-through window forces the developer to reduce the landscape buffers, creates an incomplete bypass lane, does not address pedestrian friendly use of the business and creates problems for the location of a loading dock

- Commissioner preference to reduce the size of the building which will allow the buffers to be increased to Township standards and make the site more pedestrian friendly through redesign
- Commissioner reminder this undeveloped parcel is in the commercial core and any development on this site is unlikely to be conforming due to the size of the parcel and lack of available land in this specific area of the community
- There are few undeveloped parcels in this area that are attractive for business development
- Subject site is adjacent to a bus stop at Meijer
- Reminder there will be no negative impact on flooding and the professional traffic engineer did not see traffic problems
- Commissioner statement the Planning Commission members should trust the professionals hired by the Township to evaluate the project are doing the job they were hired to do
- Professionals hired by the Township did not indicate traffic concerns relative to the site
- Commissioner belief the applicant is not hindering pedestrian activity as Grand River, between Okemos and Marsh Road is not currently pedestrian friendly
- Using a portion of the Meijer parking lot for the loading dock is a good use of space for that function of the business
- Cars exiting out of the site to travel east will use the eastern most access point
- Traffic reports do not address internal traffic flow and the Planning Commission does not have expert advice on this issue
- Earlier comment that this land is unused is not accurate as the subject site is part of the pervious land within the Meijer development
- Continued concern about approval of this project as it increases the percentage of impervious surface on the Meijer site
- Reminder that the Township is attempting to promote infill development within the commercial core
- Part of the reason for pervious surface is to deal with flooding issues
- Applicant is proposing an engineered system to alleviate the flooding concerns for this parcel
- Applicant's intent to retain as many of the mature trees as possible
- Not adding more water to the area is not the same as eliminating the current flooding situation near the subject site
- Suggestion for Meijer to sell some of the current parking lot to Chick-fil-A to provide better circulation on the site
- Township has adopted walkability and promotion of walkability as part of its development philosophy
- Commissioner belief the only way to achieve walkability is to ask and, where possible, require developments to address walkability
- Reminder that all issues regarding drainage must be approved by the Ingham County Drain Commissioner (ICDC)
- Internal space can be resolved by requesting the traffic engineer review the internal flow
- Suggestion for Meijer to sell some of the current parking lot to Chick-fil-A to provide better circulation on the site
- Grand River "strip" between Okemos and Marsh Road would not become more walkable even with the Chick-fil-A development
- Reiteration of the importance for Planning Commissioners to rely on the information provided by the experts (attorneys)
- Planning Commissioner belief a larger area is made walkable by creating walkability in each component of the area
- Grand River "strip" between Okemos and Marsh Road already has several existing businesses along it

- Staff statement that if this parcel came into the Planning Department as a land division (e.g., Meijer sale of this property to Chick-fil-A), only lot area and lot width could be considered for approval (per the Michigan Land Division Act)
- Planning Commissioner inquiry if two (2) of the three (3) SUPs can be approved while waiting for a written response from the Township attorney on the amendment to the existing SUP for Meijer
- The major amendment to the Meijer SUP only deals with the fact the amount of acreage owned by Meijer is being reduced by 1.34 acres due to the proposed purchase by Chick-fil-A
- If the applicant had purchased the subject property before requesting this special use permit, the impervious surface issue would not be discussed
- Staff has been advised by the Township attorney it is not necessary to require the impervious surface variance at this time, but come back if there are changes to the Meijer site in the future

Commissioner Van Coevering moved to strike the final WHEREAS clause in the resolution. Seconded by Commissioner Jackson.

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

Commissioner Van Coevering offered the following amendment:

- **Amend condition #3 to read: “Internal vehicle traffic and pedestrian traffic patterns shall be reviewed and approved by the Township’s traffic engineer.”**

Continued Planning Commission and staff discussion:

- Internal traffic flow should be reviewed by the Director of Community Planning and Development in consultation with the traffic engineer
- Commissioner preference for the traffic engineer, as the expert, approves the internal traffic flow
- Traffic engineer has a contractual agreement with the Township
- Traffic engineer has no authority to approve items on behalf of the Township
- Staff preference for review and approval by the Director of Community Planning and Development in consultation with the Township traffic engineer and other applicable agencies (i.e., Ingham County Road Department and Michigan Department of Transportation (MDOT)) as necessary
- MDOT and ICDC approval are already included in other conditions

Commissioner Van Coevering restated her amendment as follows:

- **Amend condition #3 to read: “Internal vehicle traffic and pedestrian traffic flow within the site and to and from the site shall be reviewed and approved by the Director of Community Planning and Development.” Seconded by Commissioner Jackson.**

Continued Planning Commission, staff and applicant’s representative discussion:

- Concern the Planning Commission has passed to the Director of Community Planning and Development the ability to “gauge” what it is looking for without providing the standards desired by the Commission
- Planning Commission preference to defer to the experts providing them with the goal of safe vehicle and pedestrian movement within the site
- Concern whether the traffic engineer who is the expert on road traffic is the appropriate person to evaluate internal traffic flow
- The township has not been provided with internal traffic flow configurations

2. The site plan shall be revised to depict a correct floodplain elevation of 842.1 feet above mean sea level.
3. The applicant shall acquire all necessary approvals from the Michigan Department of Environmental Quality and/or the Federal Emergency Management Agency to work in the floodplain before commencing work within the floodplain.
4. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
5. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
6. A copy of the site plan information and construction plans for the project that exists in an AutoCAD compatible format shall be provided to the Township Engineering staff.

Seconded by Commissioner Van Coevering.

Planning Commission discussion:

- Applicant is reducing the amount of stormwater runoff in this area
- Applicant is providing a compensating cut in excess of the fill so there will not be a negative impact to the floodplain or additional flooding risk
- Township Engineer has reviewed this special use permit request
- Township Engineer has adequately addressed the concerns expressed through communications by the public contained in the packet

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Opsommer, Tenaglia,
Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 7-0.

7. Special Use Permit #15-70141 (Chick-fil-A), request for a major special use permit amendment to reduce site area for the Meijer site at 2055 Grand River Avenue
Commissioner Tenaglia moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Major Amendment to Special Use Permit #70141 (SUP #15-70141 Chick-fil-A, Inc.) to reduce the Meijer site by 1.32 acres to the following conditions:
 1. Approval is granted in accordance with the site plan prepared by GBC Design, Inc., dated November 23, 2015, subject to revisions as required.
 2. The applicant shall complete a formal land division process to finalize the proposed lot split.

Seconded by Commissioner Ianni.

Planning Commission, staff and Meijer representative discussion:

- Proposed development is a good use of the land

- Purpose of the amendment to this SUP is to amend the SUP based on lot area of 35+ acres
- Change is only a reduction of 1.34 acres in the area under the current SUP
- Underlying zoning of C-3 requires 70% impervious and 30% pervious surface
- Previous changes to this SUP have increased the impervious surface to 72.5%
- As a result of actions taken regarding the Meijer property, it has become nonconforming
- Possible consideration by Meijer to make the site conforming in the future
- Meijer representative statement that when Meijer goes through its next remodel, it will look at the opportunity to make the site conforming once again
- Remodels occur when money is appropriated for an individual store, somewhere between an 8-15 year remodel program
- Latest remodel for the subject site was in 2011
- 1,026 to 1,041 parking spaces were required by Township ordinance when the Meijer site was constructed
- Preference by Meijer to have 900-920 parking spaces based on demand
- Township parking requirements do not reflect the demand for big box stores
- Direct correlation between Township requirements for parking and the pervious/impervious ratio
- Township action to encourage compliance with nonconformity usually arises when there is a complaint or action relative to code enforcement
- Commissioner belief the Planning Commission is being advised to sanction greater non-conformity through passage of this SUP
- Solution to this problem is for the Township to revisit its existing Township parking ordinance, specifically in higher density areas
- One solution may be to have Chick-Fil-A procure a bigger piece of the existing Meijer parking lot in addition to shared parking
- Commissioner belief the Township has created this problem through the requirements contained in its parking ordinance
- Recognition of the value in the contribution Meijer makes to Meridian Township
- Concern whether Meijer would address the impervious ratio even if the Township reduced the parking requirements
- Commissioner belief this situation brings the McCurdy issue to mind, but the same rationale is not being applied to this SUP
- Inquiry as to how much pervious surface within the Township is based on the density of areas within the commercial core
- Instead of looking at each parcel on a case by case basis, one idea is if density in the commercial core areas is increased, sprawl can be restricted further down the corridor and the overall impervious surface is reduced
- Issues related to land use are addressed through zoning of a particular property

Commissioner DeGross moved to add condition #3 to read:

- **3. The applicant shall come into compliance with the current pervious/impervious surface ratio requirement.**

Seconded by Commissioner Jackson.

Continued Planning Commission, staff and Meijer representative discussion:

- Concern this condition treats Meijer differently from others as it is unfair
- Township parking requirement for Meijer covered 2.6 acres
- If Meijer was required to have only 900 parking spaces and turned the parking difference into greenspace, it would come close to the 5% gap between the 70% ceiling for impervious surface and the current 75% with approval of this SUP

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Jackson, Opsommer
ON THE NAYS: Commissioners Ianni, Tenaglia, Van Coevering, Chair Scott-
AMENDMENT: Craig
Motion failed 3-4.

ROLL CALL VOTE YEAS: Commissioners Ianni, Opsommer, Tenaglia, Van Coevering,
ON THE MAIN Chair Scott-Craig
MOTION: NAYS: Commissioners DeGroff, Jackson
Motion carried 5-2.

10. Other Business

- A. Planning Commission Liaison to the Downtown Development Authority
Principal Planner Oranchak summarized the position of Planning Commission liaison to the Downtown Development Authority (DDA).

Planning Commission discussion:

- Two previous Planning Commissioners who provided representation on the DDA no longer serve on the Commission

Without objection, Commissioner DeGroff will serve as the Planning Commission representative to the DDA.

Without objection, Chair Scott-Craig will serve as the Planning Commission representative to the Economic Development Corporation.

Without objection, Commissioner Opsommer will serve as the Planning Commission representative to the Environmental Commission.

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

Commissioner DeGroff announced the Okemos Board of Education will host a community conversation on Wednesday, January 13th from 7:00 P.M. until 8:30 P.M. at the Meridian Senior Center (attached to Chippewa Middle School). The purpose of the meeting is to engage in a two-way communication on the topic of "Becoming a More Culturally Inclusive School District."

Chair Scott-Craig conveyed the decision has been made that Michigan State University (MSU) will not sell WKAR TV. He reported the Joint Meeting of Boards and Commissions will be held tomorrow evening, Tuesday, January 12th in the Town Hall Room at 6:00 P.M. Chair Scott-Craig announced CATA will host its latest iteration of the Bus Rapid Transit (BRT) on Thursday, January 14th from 4:30 to 6:30 PM in the Town Hall Room.

A. New Applications

- i. Special Use Permit #16021 (Szuma), request to establish a group day care home for not more than 12 children at 1211 Ascott Place, Haslett, MI

B. Update of Ongoing Projects

- i. Site Plans Received

1. Site Plan Review #16-01 (Okemos Road LLC) to construct a building consisting of eight townhouse units at 3698 Okemos Road

2. Site Plan Review #16-02 (Pairolero) to construct a 3,588 square foot optometry clinic on the east side of Marsh Road north of Haslett Road

ii. Site Plans Approved - None

10. Public remarks

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, noted the subject site for Chick-fil-A has served two functions: storage for its parking lot snow removal and the sale of Christmas trees. He spoke to the number of stops for passenger pickup proposed in the BRT plan displayed in the Township lobby being reduced from CATA's current 54 to 28. Mr. Provencher noted there will be a center median in front of the proposed Chick-fil-A which will prevent any left hand turns off Grand River Avenue. He indicated there is a new park and ride site proposed on Meijer property between Belle Tire and the Meijer gas station.

Chair Scott-Craig closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:31 P.M.

Respectfully Submitted,

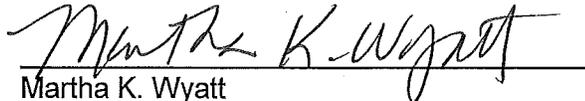
Sandra K. Otto
Recording Secretary

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM


Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: January 22, 2106

RE: Special Use Permit #16011 (PHG Land Development, LLC), request to construct a 4-story hotel and the structure is greater than 25,000 square feet in gross floor area

The Planning Commission held a public hearing on January 11, 2016 for Special Use Permit #16011. The applicant, PHG Land Development LLC, is requesting a special use permit to construct a 4-story Courtyard Marriott hotel with 99 rooms, which exceeds 25,000 square feet in gross floor area. The approximate 67,000 square foot hotel is to be located on the south side of Jolly Oak Road, west of Meridian Crossing Drive, in the Meridian Crossing shopping center (Unit 5 in the Meridian Crossing Condominium). Access to the site is provided from a connecting driveway with Staybridge Suites (to the west) and Meridian Crossing Drive. The approximate 2.78 acre site is zoned C-2 and is located in Section 33 of the Township.

At the public hearing the Planning Commission discussed potential traffic issues related to the subject site and surrounding businesses in the general area. The Planning Commission also noted the proposed project provided the required amount of parking and pervious areas as well as meeting the required building and parking setbacks.

A hotel is a permitted use in C-2 by special use permit under Section 86-404(e)(14). A special use permit is also required for any building or group of buildings totaling more than 25,000 square feet in gross floor area and located on a lot, per Section 86-404(e)(9). The Planning Commission will decide the special use permit to allow for the construction of a hotel and will make a recommendation to the Township Board regarding the special use permit for a structure greater than 25,000 square feet in gross floor area.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit for the use; and recommend approval, approval with conditions or denial of the special use permit for building size to the Township Board. Separate resolutions to approve the use and recommend approval of the building size are attached.

Attachments

1. Resolution to approve use
2. Resolution to recommend approval for building size
3. Special Use Permit standards (Section 86-126)

RESOLUTION TO APPROVE

**Special Use Permit #16011
(PHG Land Development, LLC)
Jolly Oak Road and Meridian Crossing Drive**

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 January 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, PHG Land Development, LLC has requested a special use permit to construct, a 99-room hotel (Courtyard Marriott), approximately 67,000 square feet in gross floor area, to be located at the northwest corner of Jolly Oak Road and Meridian Crossing Drive in Section 33 of the Township; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 11, 2016; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated January 8, 2016 and January 22, 2016; and

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the approximately 2.78 acre site, exceeds the minimum lot area and minimum lot width requirements of the C-2 (Commercial) district; and

WHEREAS, anticipated future motor vehicle traffic of 112 new vehicle trips per day, 53 during the a.m. peak hour and 59 during the p.m. peak hour will not have a significant impact on adjacent roadways; and

WHEREAS, the proposed building meets the required setbacks for the C-2 (Commercial) district; and

WHEREAS, the proposed site is approximately 69.92 percent impervious and the maximum impervious surface coverage for a commercial zoned site is 70 percent; and

WHEREAS, the proposed development will be served by public water and sanitary sewer; 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.

**Resolution to Approve
SUP #16011 (PHG Land Development, LLC)
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NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16011 (PHG Land Development LLC) with the following conditions:

1. Approval is granted based on the site plans dated November 19, 2015 prepared by KEBS, Inc., and building elevations dated November 1, 2015 prepared by Mark A. Carlsen subject to revisions as required.
2. Approval is subject to the applicant receiving Township Board approval to construct a building greater than 25,000 square feet in gross floor area.
3. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.
4. Street trees shall be installed along Jolly Oak Road and Meridian Crossing Drive. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development.
5. Trash and recycling dumpsters shall be enclosed on four sides; the enclosure(s) shall be constructed of brick or stone materials to match the building.
6. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.
8. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
10. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.
11. Any future building additions or expansions shall require a modification to Special Use Permit #16011.

**Resolution to Approve
SUP #16011 (PHG Land Development, LLC)
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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 25th day of January 2016.

John Scot-Craig, Chair
Planning Commission

**RESOLUTION TO APPROVE
BUILDING SIZE**

**SUP #16011
(PHG Land Development, LLC)
Jolly Oak Road and Meridian Crossing Drive**

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 January at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, PHG Land Development, LLC has requested a special use permit to construct, a 99-room hotel (Courtyard Marriott), approximately 67,000 square feet in gross floor area, to be located at the northwest corner of Jolly Oak Road and Meridian Crossing Drive in Section 33 of the Township; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 11, 2016; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated January 8, 2016 and January 22, 2016; and

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from the 99-room hotel; and

WHEREAS, the site dimensions are consistent with minimum lot area and minimum lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development will be served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #16011 (PHG Land Development, LLC) to construct a single building totaling approximately 67,000 square feet in gross floor area, subject to the following conditions:

1. Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated November 9, 2015, subject to revisions as required.
2. Special Use Permit #16011 is subject to approval and all conditions placed by the Township Board.

Sec. 86-126. Review criteria.

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

(Code 1974, § 81-3.2(F))

Sec. 86-127. Conditions.

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
 - a. Special yards, open spaces, or buffers.