

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA

WORK SESSION  
AND  
REGULAR MEETING

AUGUST 8, 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 Update
    - a. Future Land Use and Community Profile Chapters
    - b. Future Land Use Map corrections
    - c. Next Steps: receipt of complete draft, draft distribution
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. July 25, 2016
  - B. July 25, 2016 Work Session
4. Public remarks
5. Communications
  - A. Meridian Energy Team RE: Master Plan Update
  - B. James Linnemann RE; Master Plan Update

## Planning Commission Agenda

August 8, 2016

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Communications received and distributed at the July 25, 2016 work session meeting and placed on file:

- |    |                     |                        |
|----|---------------------|------------------------|
| A. | Judy Kindel         | RE: Master Plan Update |
| B. | David Arnosti       | RE: Master Plan Update |
| C. | Kurt Kirchoff       | RE: Master Plan Update |
| D. | Richard Baumgartner | RE: Master Plan Update |
| E. | Vicki Griffin       | RE: Master Plan Update |

6. Public Hearings

7. 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

8. Other Business

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

A. New Applications

**NONE**

B. Update of Ongoing Projects

i. Site Plans Received

1. Site Plan Review #16-08 (Chris Humphrey), to construct a satellite Automated Teller Machine (ATM) in the Meijer parking lot at 2055 Grand River Avenue.

ii. Site Plans Approved - **NONE**

10. Public Remarks

11. Adjournment

**Post Script: Dante Ianni**

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 22, 2016**

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

**Work Session Meeting**

1. Master Plan Update – McKenna and Associates, Inc.

**Regular Meeting**

1. Public Hearings

**NONE**

2. Unfinished Business

**NONE**

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 25, 2016

**DRAFT**

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

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

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:31 P.M.

**2. Approval of agenda**

Commissioner Jackson moved to approve the agenda as written. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes**

Commissioner Ianni moved to approve the Regular Meeting Minutes of July 11, 2016. Seconded by Commissioner Opsommer.

VOICE VOTE: Motion carried 7-0.

**4. Public Remarks**

Chair Scott-Craig opened and closed the floor for public remarks.

**5. Communications**

- A. Richard Baumgartner, 1064 Cliffdale Drive, Haslett; RE: Request for the Master Plan to include renewable energy
- B. David Arnosti, 5890 Blythfield Drive, East Lansing; RE: Request for the Master Plan to include renewable energy
- C. Vicki Griffith, 1159 Teakwood Circle, Haslett; RE: Request for the Master Plan to include renewable energy management
- D. Kurt Kirchoff, 1775 Pine Creek Circle, Haslett; RE: Request for the Master Plan to include a sustainable energy management plan

**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)

Chair Scott-Craig opened the public hearing at 7:36 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 rezoning request as outlined in staff memorandum dated July 21, 2016.
- Applicant  
Chuck Maniaci, 2553 Sundance Lane, Okemos, availed himself for Planning Commission questions. He noted his intent is to divide the lot and build a home.
- Public  
Leonard Provencher, 5824 Buena Parkway, Haslett, requested staff research if the rezoning adhered to the required ten (10) foot setback from the side property line and bring the results back to the Planning Commission.

Judy Linn, 5435 Van Atta, Okemos, believed the rezoning request would provide a good opportunity for infill.

Planning Commission discussion:

Commissioner Ianni indicated the rezoning request will bring the parcel into conformance with the Future Land Use Map.

Chair Scott-Craig stated the rezoning fits the area. He addressed the existing structures (garage and pole barn) currently on the property. He inquired of the applicant if there would be sufficient room to build the house given the need for setbacks.

Mr. Maniaci replied there will be sufficient space to not encroach on the setbacks when building the home.

Chair Scott-Craig inquired if there would be variances needed in order for the home to be built.

Mr. Maniaci responded it was his understanding the setback requirement for RAA is five (5) feet, which would not be an issue. If the setback requirement is ten (10) feet from each side, a variance for a few feet would need to be requested.

Chair Scott-Craig closed the public hearing at 7:48 P.M.

- 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

Chair Scott-Craig opened the public hearing at 7:48 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated July 21, 2016.
- Applicant  
Stephanie Jubb, Mid-Michigan Ponds, 6500 Howe Road, Bath, indicated the pond has been let go, became heavily populated with phragmites and have taken over the banks of the pond. She indicated the plan is to excavate the shorelines, reslope the banks, dig out built up sediment until they hit the hard bottom, deepen the pond and install aeration to create a self-sustaining environment. Ms. Jubb stated it is their intent to excavate approximately two (2) feet around

the edge of the pond to destroy the root bed of the phragmites and reslope at a three (3) to one (1) ratio to aid in prevention of nuisance vegetation reestablishing itself along the shoreline. She noted an estimated four (4) feet of muck has built up in the bottom of the pond and excavation of approximately 3,500 to 3,700 cubic yards of soils will be removed and placed in two (2) upland areas outside of the floodplain. Ms. Jubb added silt fencing is also proposed to protect the wetland, floodplain and wetland setback.

- Public

Judy Linn, 5435 Van Atta Road, spoke in support of the SUP request, noting this is a nice pond in need of some care. She added the owners are neighbors and adhere to environmentally sound principles.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced concern with placement of the spoils and a potential elevation between the owner's property and the adjacent neighbors to the east which would result in runoff.

Lyle Stephens, 575 Piper Road, Haslett, spoke to the benefit of phragmites removal and the resulting reduction in mosquitoes.

Planning Commission discussion:

Commissioner Ianni inquired if the spoils would be placed outside of the 500 year floodplain.

Ms. Jubb replied in the affirmative. She noted they will survey the elevation to ensure the spoils are placed outside of the 500 year floodplain (863.5 foot elevation).

Commissioner Ianni asked what type of effect the pond work would have on runoff to the neighboring properties.

Ms. Jubb replied most of the runoff is already draining in a southerly direction onto Mr. Stephens' property and once the spoils are in place, they would grade in that direction to ensure the water continues to flow that way.

Commissioner Honicky inquired about security to prevent the possibility of children accessing the pond.

Ms. Jubb replied the pond is not close to the road and bordered on the north by a wetland complex. She stated it would require children to be on the property, go around the wetland complex to reach the pond.

Commissioner Honicky inquired if the only barrier to having children access the pond was one of distance.

Ms. Jubb added the house is within close proximity of the pond and would, in all likelihood, see any child on the property who is not authorized to be there.

Commissioner Honicky inquired if there are state regulations regarding barriers for children relative to ponds.

Ms. Jubb indicated she was not aware of any state regulations, but will research the issue.

Chair Scott-Craig asked if it was the applicant's intent to stay beyond the setback requirements for the wetland.

Ms. Jubb responded she will be before the Zoning Board of Appeals this Wednesday for a hearing, as the western boundary of the pond is within the 40 foot setback of the wetland.

Chair Scott-Craig questioned whether the spoils will be more than the required distance from the wetland.

Ms. Jubb replied the spoils will be placed well outside of the 40 foot setback. She noted the water quality of the pond is very good and the muck build up has caused the depth of the pond to decrease over time. In order for an aeration system to be installed, Ms. Jubb indicated the pond must be deepened and the muck removed.

Chair Scott-Craig asked about the comment contained in the staff report which referenced "watering."

Ms. Jubb replied the property had previously been used as a horse farm and mention was made that the pond served for irrigation and watering of horses.

Commissioner DeGroff asked about the spoils proposed to be deposited near the neighboring property.

Ms. Jubb replied one of the two proposed areas to place the soils has a natural grade and drains more to the wetland complex contained on the applicant's property. She stated they would level it off with the higher elevations and slope it downwards towards the wetland complex.

Chair Scott-Craig closed the public hearing at 8:07 P.M.

## 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  
Commissioner Ianni 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 #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.
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.

Seconded by Commissioner Jackson.

Board discussion:

- Proposed project will use 17 existing parking spaces and replaces them with additional landscaping and greenspace which will beautify the area and add permeable surface
- Proposed project will create additional opportunities for patrons of the bank to experience convenience with the drive-up service
- Proposed project meets the SUP criteria
- Numerous sites were discussed and this location runs counter to a Township goal of walkability
- Draft materials from the updated Master Plan show this location is where a public street is proposed

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

NAYS: None

Motion carried 7-0.

8. Other Business (None)
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**

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in favor of property owners taking care of their property, and inquired if adjacent property owners were noticed concerning SUP #16081.

Chair Scott-Craig replied adjacent property owners were notified regarding tonight's meeting, adding there was a sign placed at the entrance to the property off Piper Road.

Chair Scott-Craig closed public remarks.

**11. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 8:15 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
WORK SESSION MINUTES**

**DRAFT**

**July 25, 2016**

**5151 Marsh Road, Okemos, MI 48864-1198  
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Honicky, Ianni, Tenaglia,  
DeGross, Opsommer,  
ABSENT: Commissioners Cordill and Van Coevering  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

**Chair Scott-Craig called the work session meeting to order at approximately 6:00 P.M.**

**2. Approval of agenda**

**Vice-Chair Jackson moved to approve the agenda. Seconded by Commissioner Honicky.**

Voice vote. Motion carried unanimously

**3. Presentation**

**Principal Planner Paul Lippens, McKenna and Associates**

I. Review Accomplishments

a. Meeting #4, Planning Commission and Board of Trustees Work Session

b. Project Schedule

- Thoughts since the last meeting
- Suggestion for not having an urban service boundary in the Master Plan was made at the 4 p.m. special meeting with developers citing available capacity and potential hardship to people who would not be eligible for service
- Also from 4:00 PM: Initiate a 1:1.5 density bonus ratio for affordable housing in the mixed use core areas, using Portland, Oregon as an example
- Future Land Use Map (FLUM) in the packet reflects the discussion of groups in lower levels of density
- Last meeting: discussed residential units per acre but have not revised on the FLUM. Continue at this meeting to find consensus

II. Discussion: Development Direction and Metrics

a. Draft Future Land Use Classifications and Map

- FLUM in packet has been modified
- FLU chapter formatted
- Adjustments to FLUM: re-coded land preservation land from “institutional” to “parks” designation
- Noted areas that have been developed as PUD (MUPUD). Could be mixed use core or actually coded on map as “PUD”
- Suggestions by staff to expand the mixed use core in the Haslett area and minor

- adjustments for accuracy
  - Comment at the last meeting to reduce the size of the Okemos mixed use core
  - Comments from last meeting: Grand River on the west of the Township previously shown as residential recoded to commercial category
- b. Draft Future Land Use Chapter
- Simple description of each FLU category including discussion of the three mixed use core areas
  - Table of model regulations to be incorporated into future zoning updates
  - Discussion of building types. Variety of building types and architectural styles based on Midwest vernacular for use with new development. Promote high quality walkable/new urban development. Intent to fill out FLU plan with ideas for different building types to incorporate into future zoning amendments.
  - Primary and secondary frontage meaning – Primary is the building side facing the main street, secondary faces side street
  - Frontage setbacks of maximum “0” feet. Should say “0” feet
  - Next section to fill out the chapter is the USB map. Inclusion with discussion to go with it
  - Third page of packet proposed table of contents, represents overview of the plan
    - Chapter 1: Action Plan-Goals, objectives and strategies, metrics, zoning plan
    - Chapter 2: FLU plan
    - Chapter 3: Future Transportation discussion. Ped/Bike plan, map for public transit, existing vehicular system
    - Chapter 4: Community Profile – demographics summary for review in packet, will add in community facilities, existing land use to review initial formatting, will also include map of existing land uses, and natural features and open space
    - Chapter 5: Attachments/appendices – Target Market Analysis and Retail Market Analysis
  - Slim plan made up of items already reviewed and discussed during work sessions
  - Next meeting draft of entire plan
  - Return to FLUM
    - Comparison of old map to new map: near Tacoma Hills - additional mixed use core, which means commercial that was not there before. Older and historical buildings provide beneficial place-making. Allowing development to creep closer to neighborhoods will risk the loss of, rather than the rehabilitation of, current structures. Concern that the mixed use core has gone further east in the Haslett PICA than before.
    - Historic structures make unique places to build on – simply add policy statement to narrative stating the Township wants to preserve and build on existing structures.
    - If zoning changes, there could be a loss in the ability to rehabilitate versus tearing down and building something else
    - Keep residential zoning on edge (fringe) area to keep commercial from creeping into neighborhoods
    - The comment was made that the mixed use core is not necessarily commercial zoning. It allows for the construction of new and rehab of existing single family residential. Something like “cottage retail” could include office or small retail in a residential structure. Benefits to including in the mixed use district but where

the line is drawn can be looked at in finer detail, deferring to the Township to identify the line. No changes to the eastern border of the Haslett area. Okemos should follow the DDA line

- Perhaps Okemos follows the future study area at Hamilton and Marsh Road.
- A note on the draft map for both Okemos and Haslett: if it matches what is there today, that is fine
- Issue with land use designations: PUD coding is actually areas of MUPUD.
- Level of distinction between PUD and MUPUD is not on the map to show it's outside the FLU plan. Questioning the way to identify the area
- Suggestion to code MUPUD as "mixed use core"
- Only residential PUD's coded as PUD
- Infill underutilized large parking lots with commercial and retail
- Extend Okemos mixed use core north to Central Park Drive
- Increasing density by collapsing residential designations increases the Township's total population. Keep 5-8 du/acre category
- Targets for affordable housing. Permit 8-14 dwelling units per acre to provide affordable housing by zoning. Encourages wage force housing but not higher density by right. Higher density permitted in mixed use core areas, lower density in other locations
- R-1 is not in the USB; R-2 preserves neighborhoods; R-3 borders inner core where accessory housing units may be located; MR establishes a base density. Allow higher density when affordable housing component is included
- FLUM creates a tool outside the PUD model. PUD would be a separate process. Propose an incentive based system outside the PUD process to create a pathway for by-right development. Potential advantage, simplified development process
- Incentives must be right to entice developers otherwise work-force housing will not be built. Requirement becomes obsolete, never get what is trying to be incentivize. Understand developer costs and benefits.
- By-right creates certainty for developers. Accessory structures offer a different type of housing option. Combining different options offers diversity to the community.
- Incentive supported. Affordable housing based on median household income in the county. Evenly distribute affordable housing throughout the community. 1:1.5 ratio does not put the burden on the developer, the developer will make a profit. It does not put the costs on non-subsidized units so that there is not demand for them. The Portland data is there to suggest this works with the correct ratio.
- Potential modification to the map, incentives related to the text
- Send additional comments to staff, Chair or consultant
- Draft plan will be provided for the next meeting

c. Metrics

- Project Evaluation Form
  - Second version of the evaluation checklist
  - Township staff will use to see how each project fits into the goals, objectives and strategies
- Completed Project Evaluations
  - Dozen or so projects have been evaluated
  - Use to establish benchmarks for the next five years

- Good to move forward, look at more projects, go back further
- Good representation of recent development
- Of metrics, the checklist has yes/no questions, not targets.
- Some numeric values, does meet base assessment. Is it a qualifying project to count for this metric? Project could be counted in more than one area, count in multiple goal areas
- How does renewable energy fit in with developing projects?
- At last work session, PC added new sections to add renewable energy questions.
- Have Goal 7 modifications made by the Planning Commission been applied to the checklist?
- Purpose of the checklist: part of the application process or part of the staff memo and information provided to boards and commissions?
- Give something to developers that is used by staff to evaluate projects as completed. Formalize a procedural report to tie reporting on projects back to the metrics that are proposed in the plan. A procedural tool developed to facilitate tracking and recording of the metrics for plan implementation
- Subjectivity of checklist responses
- Tool will allow staff to evaluate and tie projects to goals in a way to quantify but it is subjective
- Ask developer how their project ticks each box
- Adopt and get system in place and five years from now when the plan is updated, it gets better based on experience. System is a good starting point

III. Update: Review Master Plan Progress

a. Review Urban Service Boundary Progress

- Update on Planning Commission process discussed at last work session
- Reconsidered six areas and discussed. Discussion will continue at a future meeting
- Purpose of Urban Service Boundary for Meridian Township to promote infill and redevelopment, but these words have not been heard as vital for the survival of Meridian. Hopes the spirit of that will be maintained. No other options to encourage infill and redevelopment
- Request or suggestions from the consultant
- Where is there room for single family housing based on an aging population? Where will families with young children live?
- Plans have been redesigned to include single family housing. Providing a mix of building types is essential to the urban environment. The plan proposed has shown that to some extent. The potential to reinvestment in existing MT neighborhoods is a strong way to look at redevelopment. Infill approach, invest in development that is there. An aspect of the USB district is to create an incentive to reinvest in existing neighborhoods. Continuing to support expansion devalues existing stock. Inclusion of areas 4 & 5 in the USB is sensible. Good for the Township to continue to work on.

IV. Next Steps

- a. Issue Draft Plan
- b. Revise Metrics & Assessments
- c. Draft Strategic Action Plan
- d. Meeting #6 PC & Board, 6:00 PM– 8/22/16

**6. Public Remarks**

- Leonard Provencher 5824 Buena, commented on the inappropriateness of the land use designation on a parcel south of the CN railroad and north of Haslett Road
- Judy Linn, 5435 Van Atta, commented on the original sewer system being developed through General Obligation bonds payed for by all residents of the Township
- David Arnosti, 5890 Lightfield Drive, commented how the township could encourage including renewable energy through the Plan
- Vance Poquette, 2226 Kent, commented on his house being included in the mixed use core category, has difficulty supporting high-rise apartment buildings, and questions the use of the barn picture as not the most realistic image of Meridian Township
- Bill McConnell, 4372 Manitou, commented on land preserves being included in the Park category, Sumbal preserve missing from Parks, Edgewood school missing from Institutional. PICA is an idea, walkability is important in PICA, emphasize the role of transit in PICAs.

### **Adjournment**

**Chair Scott-Craig adjourned the meeting at approximately 7:30 p.m.**

Respectfully Submitted,

Gail Oranchak, AICP  
Principal Planner

## Mark Kieselbach

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**From:** Michelle Prinz  
**Sent:** Monday, July 25, 2016 8:02 AM  
**To:** Mark Kieselbach  
**Subject:** FW: Other Boards and Commissions (form) has been filled out on your site.

FYI

Michelle Prinz  
Meridian Township  
Executive Assistant  
5151 Marsh Road  
Okemos, MI 48864  
(517) 853-4258  
[prinz@meridian.mi.us](mailto:prinz@meridian.mi.us)

-----Original Message-----

**From:** Please Do Not Click Reply [<mailto:support@govoffice.com>]  
**Sent:** Saturday, July 23, 2016 1:55 PM  
**To:** Michelle Prinz <[prinz@meridian.mi.us](mailto:prinz@meridian.mi.us)>  
**Subject:** Other Boards and Commissions (form) has been filled out on your site.

Your Site has received new information through a form.

Form: Other Boards and Commissions  
Site URL: [www.meridian.mi.us](http://www.meridian.mi.us)

-----  
Township Board and Commissions:  
Planning Commission

First and Last Name: James T Linnemann Address, City, Zip Code: 1154 Teakwood Cir, Haslett 48840 E-mail Address: [linneman@pa.msu.edu](mailto:linneman@pa.msu.edu) Telephone Number: (517)339-6139 Please enter your comments or suggestions here: I would like to second the sustion of Judy Kindel that the Master Plan include specific goals for renewable energy anf for progress towards sustainability in terms of waste management and energy efficiency. Among others, I'm working towards installation of a solar garden on the roof of Haslett Community Church. But I would like the township, which has more resources and expertise, to consider a larger Community Solar system as a contribution (hopefully by a net metering arrangement) towards Meridian Township electrical needs.

Do Not Click Reply - This e-mail has been generated from a super form.

(517)853-4466

## Gail Oranchak

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**From:** LeRoy Harvey  
**Sent:** Wednesday, July 20, 2016 1:52 PM  
**To:** Gail Oranchak  
**Cc:** kindel@msu.edu; John Sarver; JoAnn Render; Heidi Porter; LeRoy Harvey; Derek Perry  
**Subject:** Energy Efficiency, Renewable Energy, and Climate Action -- Comments Related to the Master Plan

Dear Commissioners,

For decades, Meridian Township residents, staff, and Board members have expressed a strong interest in energy and appreciation for our environment. This includes a long-time commitment to reducing greenhouse gases and energy efficiency – perhaps most visibly with the signing of the Mayor’s Agreement on Climate Change in 2007. In 2014, Meridian was one of two Townships in Michigan to receive the “Gold” level of achievement in Michigan’s Green Communities Program (supported by the MI Municipal League, MI Assoc. of Counties, MI Townships Assoc., and others).

Members of the Energy Team now strongly encourage the Planning Commission and its Staff and Contractors to include energy efficiency and renewable energy goals and priorities as it updates our Master Plan. In addition, a broad and strong commitment to resilience and sustainability should be incorporated. To assist with this, the Energy Team is currently working on a draft Climate Action Plan, modeled after similar efforts in Holland, Ann Arbor, East Lansing, Grand Rapids, and Traverse City. This could be incorporated as an addendum or appendix once it becomes completed. The Energy Team also invites others to be involved in this Climate Action Plan and/or offer suggestions as this is developed.

While typically invisible to the naked eye, there’s not a shadow of a doubt that energy and climate change are huge threats and opportunities for our well-being in Meridian Township where we spend an estimated \$200,000,000/year and generate 750,000 tons of greenhouse gases annually. This does not include other energy-related costs and environmental impacts from mining, air pollution, oil drilling, fracking, acid rain, water consumption, etc. (based upon Alliance to Save Energy’s per capita estimate of \$5200 annually). Fortunately, small improvements in efficiency can be achieved with little effort, great return, and huge positive impacts on the environment, the local economy, and long term resilience of our community.

The Energy Team would like to be helpful in other ways as well. Please let us know additional ways we can assist as you assemble revisions to this important document.

Sincerely,

Heidi Porter  
JoAnn Render  
John Sarver  
Judy Kindel  
LeRoy Harvey

Members of the Meridian Energy Team

LeRoy Harvey  
[Harvey@meridian.mi.us](mailto:Harvey@meridian.mi.us)  
<http://recycle.meridian.mi.us>

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: August 4, 2016

RE: Rezoning #16030 (Chuck and Renee Maniaci), a request to rezone approximately .82 acre addressed as 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density) residential

On July 25, 2016, the Planning Commission held a public hearing regarding Chuck and Renee Maniaci's request to rezone a .82 acre parcel addressed as 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density). A single-family residence and several outbuildings currently occupy the site located on the east side of Hulett Road and north of Jolly Road.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to approve has been provided.

**Attachments:**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Rezoning #16030  
Chuck & Renee Maniaci  
3690 Hulett Road**

**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 8th day of August, 2016, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Chuck and Renee Maniaci requested the rezoning (Rezoning #16030) of approximately .82 acre located at 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its July 25, 2016 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated July 21, 2016 and August 4, 2016; and

WHEREAS, the subject site is designated in the Residential 1.25 to 3.5 dwelling units per acre classification on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is consistent with the 2005 Future Land Use Map designation of Residential 1.25 to 3.5 dwelling units per acre; and

WHEREAS, properties to the east and south are zoned RAA (Single Family-Low Density) and RA (Single Family-Medium Density); and

WHEREAS, further north on Hulett Road, zoning changes have accommodated single family developments with higher densities than the RR (Rural Residential) district permits resulting in a neighborhood within walking and biking distance of schools and a public park; and

WHEREAS, based on the parcel's lot area and lot width, one additional lot may result from a future land division; and

WHEREAS, the rezoning will result in a logical and orderly development pattern for the Hulett Road area; and

WHEREAS, public water service has been extended to the site and public sanitary sewer service is available to serve the site.

**Resolution to Approve  
Rezoning #16030 (Chuck & Renee Maniaci)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16030 to rezone approximately .82 acre located at 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

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

\_\_\_\_\_

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 2016.

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

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: August 4, 2016

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

The Planning Commission held a public hearing regarding Special Use Permit #16081 at its July 25, 2016 meeting. Mid-Michigan Ponds, on behalf of property owner Lyle Stephens, requested the special use permit to restore a .56 acre pond by extracting material from the pond located within the 100-year floodplain of the Foster Drain. Section 86-436 of the Code of Ordinances requires a special use permit be obtained when excavating materials from the 100-year floodplain. 575 Piper Road is located on the south side of Piper Road, east of Van Atta Road.

**Planning Commission Options**

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

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Special Use Permit #16081  
Mid-Michigan Ponds  
575 Piper Road**

**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 8th day of August 2016 at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Mid-Michigan Ponds, on behalf of Lyle Stephens, requested a special use permit (Special Use Permit #16081) to extract material from the 100-year floodplain associated with the restoration of a .56 acre pond at 575 Piper Road in Section 13 of the Township; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #16081 at its meeting on July 25, 2016, and has reviewed the staff material forwarded under cover memorandums dated July 21, 2016 and August 4, 2016; and

WHEREAS, extraction of material from the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodway fringe; and

WHEREAS, the proposed extraction of materials will not be adverse or damaging to the public health, safety, or welfare; and

WHEREAS, the proposed extraction of materials will not have an adverse impact on the impoundment capacity of the 100-year floodplain; and

WHEREAS, a permit from the Michigan Department of Environmental Quality was not required for the proposed extraction work; and

WHEREAS, the Chief Engineer indicated the proposed work in the floodplain would not have an adverse impact on the floodplain.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16081 subject to the following conditions:

1. Approval is subject to the plans and application materials submitted as part of Special Use Permit #16081, subject to revisions as required.
2. Prior to work taking place on the site, the applicant shall submit a detailed site plan showing the location of the 863.5 elevation on the site; that extracted materials removed from the pond are to be located above the elevation of 863.5 feet above mean sea level; and the length, height, and width of the extracted materials locations. The Director of Community Planning and Development shall review and approve the locations.

**Resolution to Approve  
SUP #16081 (Mid-Michigan Ponds)  
Page 2**

3. The applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place on the site. A copy of the permit shall be provided to the Department of Community Planning & Development.
4. The applicant shall obtain any other applicable permits, licenses, and approvals necessary to perform the proposed extraction. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
5. In no case shall the impoundment capacity of the floodplain be reduced.
6. No work shall take place in regulated wetlands without first obtaining approval of a Wetland Use Permit from the Township.

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, 2016.

\_\_\_\_\_  
John Scott-Craig, Chair  
Meridian Township Planning Commission