

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**REGULAR MEETING
February 9, 2009**

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

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. January 12, 2009 Regular Meeting
4. Public remarks
5. Communications
6. Public Hearings
 - A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a mixed use planned unit development consisting of 229 multiple family residential units in seven buildings.
 - B. Special Use Permit #09011 (Capstone), a request to place fill in the floodplain of the Red Cedar River and Hannah Farm Drain and to construct a group of buildings greater than 25,000 square feet in gross floor area.
7. Public Remarks
8. Unfinished Business
 - A. Special Use Permit #08-91121 (Verizon Wireless), request to amend a condition of the original special use permit to install an above-ground generator in the existing lease area of a cellular tower site located on the Club Meridian Apartments site.
 - B. Wetland Use Permit #09-08-01 (METC), request to amend a condition of approval for Wetland Use Permit #08-01 (METC).
 - C. Commission Review #09013 (Planning Commission), amendment to the Planning Commission Bylaws (formerly Rules of Procedure).

Planning Commission Agenda
February 9, 2009
Page 2

9. Discussion

- A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a mixed use planned unit development consisting of 229 multiple family residential units in seven buildings.
- B. Special Use Permit #09011 (Capstone), a request to place fill in the floodplain of the Red Cedar River and Hannah Farm Drain and to construct a group of buildings greater than 25,000 square feet in gross floor area.

10. Other Business

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

12. New Applications

- A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a mixed use planned unit development consisting of 229 multiple family residential units in seven buildings.
- B. Special Use Permit #09011 (Capstone), a request to place fill in the floodplain of the Red Cedar River and Hannah Farm Drain and to construct a group of buildings greater than 25,000 square feet in gross floor area.

13. Site Plans received

- A. Site Plan Review #09-01 (Meridian Retail Management, LLC), request to raze a gas station and construct a 6,820 square foot addition on the building addressed as 4901 Okemos Road.

14. Site Plans approved

15. Public remarks

16. Adjournment

Post Script: David Reicosky

The Planning Commission's Rules of Procedure states that agenda items shall not be introduced for a 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 7.14 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
February 23, 2009
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

2. Unfinished Business
 - A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a mixed use planned unit development consisting of 229 multiple family residential units in seven buildings.

 - B. Special Use Permit #09011 (Capstone), a request to place fill in the floodplain of the Red Cedar River and Hannah Farm Drain and to construct a group of buildings greater than 25,000 square feet in gross floor area.

3. Other Business
 - A. Resolutions of Appreciation