



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 11, 2017 7PM



1. Call meeting to order at approximately 7:00 p.m.
2. Public Remarks
3. Approval of agenda
3. Approval of minutes
 - A. August 14, 2017 Regular Meeting
 - B. August 28, 2017 Regular Meeting
 - C. August 28, 2017 Work Session
5. Communications
 - A. Terri Giannola RE: Special Use Permit #17041 (Shine)
6. Public Hearings - NONE
7. Unfinished Business
 - A. Zoning Amendment #17030 (Township Board), amend Sections 86-378 and 86-439 to allow golf courses to be counted as open space in the Planned Unit Development (PUD) ordinance and Planned Residential Development (PRD) ordinance.
8. Other Business
 - A. Master Plan update
 1. Okemos PICA
 2. Photo selection sub-committee report
 3. Next steps
 - B. Shaping the Avenue initiative

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY
meridian.mi.us

Planning Commission Agenda
September 11, 2017
Page 2

9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
 - A. Development Projects Update
10. Project Updates
 - A. New Applications - NONE
 - B. Site Plans Received
 1. Site Plan Review #17-97-16 (Saddleback BBQ), construct outdoor barbeque smoker at 1754 Central Park Drive.
 - C. Site Plans Approved - NONE
11. Public Remarks
12. Adjournment

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing 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 (Section 86-189 of the Zoning Ordinance).

TENTATIVE PLANNING COMMISSION AGENDA

SEPTEMBER 25, 2017

Regular Meeting

1. Public Hearings
 - A. None
2. Unfinished Business
 - A. None
3. Other Business
 - A. Master Plan update
 - B. Shaping the Avenue initiative

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

August 14, 2017

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

**PRESENT: Commissioners Baruah, Cordill, DeGroff, Ianni, Lane, Premoe, Richards,
Scott-Craig, Tenaglia**

ABSENT: None

**STAFF: Director of Community Planning and Development Mark Kieselbach, Senior
Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Lane moved to approve the agenda.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

July 24, 2017 Regular Meeting and July 24, 2017 Work Session

Commissioner Scott-Craig moved to approve the regular meeting and work session minutes of July 24, 2017 as written.

Seconded by Commissioner Tenaglia.

VOICE VOTE: Motion carried.

4. Public Remarks

Andrew Georgidis from Shaping the Avenue, form based code happens gradually. Housing density without proper design can be problematic however sensitive design can help eliminate some issues. Diversity in housing types can help eliminate issues as well.

Geoff Ferrell from Shaping the Avenue, form based code is developed at municipal level and the private sector's redevelopment of properties makes it happen. He also stated intense, compact development can be beneficial from a tax standpoint, lessens the burden on single family homes.

Doris Schwartz, 2209 Kent Street, Okemos, commented on the minutes of July 24, 2017. She stated she disagreed with the content of her comments at that meeting. She would like it to state, "Mrs. Schwartz noted one township goal is to protect and preserve residential neighborhoods. Mrs. Schwartz asked that the location of Methodist street be corrected as it should not intersect her home as shown in the Okemos PICA. She indicated years ago it was the consensus of the Township Board to abandon Methodist street and request a pathway right-of-way from the Ingham County Road Department."

5. Communications

- B. David E. Pierson RE: Opposition to Proposed Urban Service Boundary
- C. LeRoy Harvey RE: Climate Sustainability Plan

6. Public hearings

- A. Special Use Permit #17041 (Shine), establish adult foster care small group home at 1433 Wilshire Road.

Chair Ianni opened the public hearing at 7:15 p.m.

Senior Planner Menser outlined the case for discussion.

Melinda Shine, 14523 Ribby Rd., Haslett, the applicant, stated she would be the primary caregiver at the address and would have 3 elder adults under her care. She said her goal was to provide elders an opportunity to age in place. She said she is licensed by the State of Michigan and has experience in caregiving and experience within the community. Ms. Shine said there would be a nurse and dementia expert on call and other caregivers working shifts with her to ensure the home was supervised properly at all times.

Mr. Chet Dawson, 1434 Biscayne, Haslett, spoke in support of the Special Use Permit.

Mr. Ed Rebman, 1482 Wilshire Boulevard, spoke in opposition to the Special Use Permit.

Ms. Bertice Ellis, 1481 Wilshire Boulevard, spoke in opposition to the Special Use Permit.

Ms. Terry Giannola, 5580 Cade Street, spoke in opposition to the Special Use Permit.

Ms. Deb Woodworth, 1485 Biscayne Way, spoke in support of the Special Use Permit.

Commissioner DeGroff asked Senior Planner Menser what uses would be allowed in this zoning with a Special Use Permit.

Senior Planner Menser replied other uses could include but are not limited to items such as hospitals, churches, schools, recreation camps, and utilities.

Commissioner DeGroff commented there are a lot of factors for consideration but he thought the Special Use Permit would be a good balance in this neighborhood. He said it would be like a non-traditional family and would be minimally intrusive so creeping commercialism would not be a concern. Commissioner DeGroff indicated his support of the Special Use Permit.

Commissioner Cordill asked Senior Planner Menser what would happen to the property once the applicant decides to retire or sell the property.

Senior Planner Menser commented the applicant could sell the property as a residence or it could remain a care home if the new owner had the proper licensing from the State of Michigan.

Commissioner Cordill asked the applicant what a typical day in the life of a resident would be like in her home.

Ms. Shine said a typical day would look much like any other residence. Residents wake when they desire, staff helps with hygiene and dressing, meals are prepared by staff with residents assisting if they desire, there are activities and sometimes guests or speakers. Ms. Shine indicated professionals may come to the home for different types of testing but that family would be the primary transport for residents for medical, dental and other appointments outside the home. She commented the impact on traffic and neighboring homes would be minimal.

Commissioner Lane asked if there would be regular visiting hours or if guests would come and go throughout the day and night.

Ms. Shine answered there would not be set visiting hours, that most visits would occur when the residents were awake during the day.

Commissioner Tenaglia said she would welcome a home of this type next to her home. She said a traditional family could be louder and have more vehicles than the small care home proposed here.

Commissioner Baruah asked the applicant who owns the home.

Ms. Shine stated she and her husband own the home.

Commissioner Baruah asked the applicant about her mention of a ten-year business plan with retirement at the end and wanted to know the projected turn-over of residents in the home during the ten year time period she envisions.

Ms. Shine answered she did not see herself working longer than another ten years.

Commissioner Scott-Craig asked Senior Planner Menser if the Special Use Permit could contain conditions that would state no more than 3 individuals could be served by the care home.

Senior Planner Menser said he would look into and let the Planning Commission know at the next meeting.

Commissioner Scott-Craig commented group homes operate almost seamlessly in all sorts of neighborhoods.

Chair Ianni conducted a straw poll to indicate support or opposition for staff preparation for the next meeting.

Commissioner Richards, Lane, Tenaglia, DeGross, Cordill and Scott-Craig would support. Commissioner Baruah and Premoe would oppose.

Poll indicates overall support for Special Use Permit #17041.

Chair Ianni closed the public hearing at 8:27 p.m.

B. Zoning Amendment #17010 (Township Board), amend Sections 86-378 and 86-439 to allow golf courses to be counted as open space in the Planned Unit Development (PUD) ordinance and Planned Residential Development (PRD) ordinance.

Chair Ianni opened the public hearing at 7:28 p.m.

Senior Planner Menser outlined the case for discussion.

Ms. Terry Giannola, 5580 Cade Street, spoke in opposition to the Zoning Amendment.

Ms. Laura Mikedis, 5587 Woodville Road, spoke in opposition to the Zoning Amendment.

Ms. Lucy Maillette, 2418 Indian Hills Drive, spoke in opposition to the Zoning Amendment.

Commissioner Baruah asked Senior Planner Menser if the Township Board had a specific objective in mind with this Zoning Amendment.

Mr. Menser replied he thought the Township Board was trying to make the redevelopment of properties easier to accomplish.

Commissioner Premoe stated many developments have open space or parks set aside for residents only which count as open space but are not for the general public.

Commissioner Richards said open spaces can help minimize traffic and have other benefits within the development and that often parks and golf courses develop in areas where housing would not be able to be developed.

Commissioner Lane said he would like to have the definition of what constitutes a golf course specifically outlined in the zoning amendment.

Commissioner Scott-Craig commented he did not think a golf course constituted open space because it is not available for the public to enjoy.

Commissioner Baruah was concerned that the perpetuity language could be cause for unused space if a golf course was abandoned.

Chair Ianni conducted a straw poll to indicate what the Planning Commissioners were thinking on the zoning amendment.

Commissioner Richards would support.

Commissioner Tenaglia, Premoe and Scott-Craig would oppose.

Commissioner Lane, DeGroff and Cordill were undecided.

Chair Ianni closed the public hearing at 8:48 p.m.

7. Unfinished Business

None

8. Other Business

A. Shaping the Avenue initiative

Commissioner Scott-Craig asked for more details about how the form based code will actually be used.

A representative of Shaping the Avenue commented Senior Planner Menser will compile specific questions and they will be back at another meeting where they will answer questions and take direction from the Commissioners about how they want the code to appear.

Commissioner Scott-Craig asked about parts of the code being optional rather than mandatory and commented that owners in the PICA should be informed of the changes.

Senior Planner Menser clarified the form based code is not part of the Master Plan.

Commissioner DeGroff asked how "optional" codes would incentivize the desired action from landowners.

The representative explained some areas would have mandatory codes and some areas where there are large numbers of non-conformity there would be optional codes until redevelopment or growth would trigger the new mandatory code to be applied.

Commissioner Baruah commented existing non-comformities would be considered "grandfathered" and allowed to remain until a triggering event caused the new codes to be enacted.

Commissioner Cordill commented the PICA areas should be individualized.

Mr. Ferrell replied the code would not mandate a particular style but written with broad enough parameters that business individuality would show through.

The representative added they would be in touch with Senior Planner Menser to explore specific questions that could be addressed at the next work session or meeting.

B. Master Plan update

Senior Planner Menser gave an update on the Master Plan. The main points of the Planning Commission and Township Board joint work session were outlined in the staff report provided. Staff will be working on editing details in the coming weeks. He explained the Planning Commission could vote to approve the Master Plan but if Changes have to be made by the Township Board another Planning Commission public hearing would be required.

Commissioners and staff discussed specific points for clarification and correction to provide staff with direction on changes to be made prior to approval.

Chair Ianni said the Commissioners would like to hold a work session regarding the Master Plan changes prior to the next meeting.

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

Commissioner DeGroff announced this would be his last meeting and thanked the rest of the Commissioners and staff for their service and professionalism. He commented he was hoping the remaining commissioners would keep in mind that a walkable, bike able community is not a reality with the current trajectory of development and decide accordingly.

Commissioner Scott-Craig attended the Economic Development Committee meeting on August 3, 2017 and he gave a brief recap of what they are working on. He also attended the Township leadership breakfast.

10. Project Updates

A. New Applications - NONE

B. Site Plans Received

1. Site Plan Review #17-05 (Saroki), redevelop Haslett Marathon station at 1619 Haslett Road.

C. Site Plans Approved

1. Site Plan Review #17-04 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.
2. Site Plan Review #17-15-02 (Ellison Brewery), construct outdoor seating area at 4903 Dawn Avenue.

11. Public Remarks

Bertice Ellis, 1481 Wilshire Boulevard, spoke in opposition to Special Use Permit #17041.

Terry Giannola, 5580 Cade Street, spoke in opposition to Special Use Permit #17041.

Bernice Sullivan spoke in opposition to Special Use Permit #17041.

12. Adjournment

Chair Ianni adjourned the regular meeting at 9:53 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

August 28, 2017

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Cordill, Ianni, Lane, Premoe, Scott-Craig, Tenaglia
ABSENT: Commissioners Baruah, Richards
**STAFF: Director of Community Planning and Development Mark Kieselbach, Senior
Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of Agenda

Commissioner Scott-Craig moved to approve the agenda with the removal of Item 3 because the Regular Minutes were not available for the packet.

Seconded by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

A. Approval of August 14, 2017 Regular Minutes

B. Approval of August 14, 2017 Work Session Minutes

Removed from agenda, not action taken.

4. Public Remarks

Bernice Sullivan, 1418 Biscayne Way, spoke in opposition to Special Use Permit #17041

Bertie Ellis, 1481 Wilshire Road, spoke in opposition to Special Use Permit #17041

Terry Giannola, 5580 Cade Street, spoke in opposition to Special Use Permit #17041

Dan Opsommer, 1804 Sherbrook Way, spoke in support of Zoning Amendment #17030

5. Communications

- A. Bill King RE: Special Use Permit #17041 (Shine)
- B. Janet Harmon RE: Special Use Permit #17041 (Shine)
- C. Petition RE: Special Use Permit #17041 (Shine)
- D. Bertice Ellis RE: Special Use Permit #17041 (Shine)
- E. Terri Giannola RE: Special Use Permit #17041 (Shine)
- F. Aaron Hoffman RE: Special Use Permit #17041 (Shine)
- G. Bernice Sullivan RE: Special Use Permit #17041 (Shine)
- H. Petition RE: Special Use Permit #17041 (Shine)
- I. Edward & Ann Rebman RE: Special Use Permit #17041 (Shine)
- J. Melinda Shine RE: Special Use Permit #17041 (Shine)
- K. Bernice Sullivan RE: Special Use Permit #17041 (Shine)
- L. Rick Blunt RE: draft Master Plan
- M. Bertice Ellis RE: Special Use Permit #17041 (Shine)

6. Public hearings

A. Special Use Permit #17041 (Shine), establish adult foster care small group home at 1433 Wilshire Road.

Commissioner Lane moved to approve Special Use Permit #17041 to establish an adult foster care small group home at 1433 Wilshire Road.

Seconded by Commissioner Tenaglia.

ROLL CALL VOTE: YEAS: Commissioners Lane, Tenaglia, Scott-Craig, Cordill, and Ianni
NAYS: Commissioner Premoe
Motion carries 5-1.

Commissioner Lane remarked the Special Use Permit meets the required criteria and would not cause a serious increase to the neighborhood traffic.

Commissioner Tenaglia commented she thought there would be less traffic than that of a single family home with teenagers.

Commissioner Scott-Craig stated he did not think approval of the Special Use Permit would Create any significant change in the character of the neighborhood.

B. Zoning Amendment #17030 (Township Board), amend Sections 86-378 and 86-439 to allow golf courses to be counted as open space in the Planned Unit Development (PUD) ordinance and Planned Residential Development (PRD) ordinance.

Senior Planner Menser read language that specified the definition of a golf course in the proposed Zoning Amendment.

Commissioner Lane commented the amended language addressed his concerns voiced at the last meeting. He also stated the zoning amendment would not compel property owners to keep a financially insolvent golf course.

Commissioner Scott-Craig said he had concerns over whether or not the zoning amendment would address a real need. He commented he agreed with the overall goal of maintaining green space but golf courses did not seem to be for the use of the public.

Dan Opsommer, Township Board Trustee, commented part of the rationale for the Zoning Amendment is to consolidate open and green spaces when redeveloping properties.

Straw Poll: YES: Commissioners Lane, Tenaglia, Premoe, Cordill, Scott-Craig and Chair Ianni
NO: None

7. Unfinished Business

None

8. Other Business

A. Master Plan update

Senior Planner Menser stated he was working on scheduling a Public Hearing on the Master Plan. He said there is a sub-committee helping to pick out photos for the Master Plan and once those are added another Public Hearing will be required. He asked if the Planning Commission felt ready to schedule a Public Hearing at the end of September or beginning of October. Dates must be considered now due to meeting noticing requirements.

Chair Ianni responded that the Planning Commission would like to schedule a Public Hearing in the coming months.

Commissioner Premoe asked if it would be difficult or time consuming to label the pictures that will be added into the Master Plan.

Senior Planner Menser stated it could be done if so desired by the commission.

Commissioner Premoe indicated he thought an index at the end of the Master Plan identifying the pictures maybe more cost effective and less time consuming.

B. Shaping the Avenue initiative

Senior Planner Menser said the consultants from the Shaping the Avenue Initiative will be available only until December for questions and clarifications on form based code. He said if the Planning Commission had any questions or concerns they would need to be addressed prior to the consultants' departure.

Chair Ianni stated the Planning Commission would be interested in having an in depth discussion of form based code at their next meeting.

C. Resolution of Appreciation – Brett DeGross

Commissioner Scott-Craig read into the record a resolution thanking former Planning Commissioner Brett DeGross for his service to Meridian Township as a commissioner of the Planning Commission.

Seconded by Commissioner Cordill.

VOICE VOTE: YES: Commissioner Scott-Craig, Cordill, Premoe, Lane, Tenaglia and Chair Ianni.

NO: None

Motion carries unanimously

9. Township Board, Planning Commission officer, committee chair, and staff comments or Reports

NONE

10. Project Updates

A. New Applications – NONE

B. Site Plans Received – NONE

C. Site Plans Approved - NONE

11. Public Remarks

None

12. Adjournment

Chair Ianni adjourned the regular meeting at 7:53 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

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

August 28, 2017

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

PRESENT: Chair Ianni, Vice-Chair Scott-Craig, Commissioners Premoe, Cordill, Tenaglia, Lane
ABSENT: Commissioners Baruah, Richards
STAFF: Director of Community Planning and Development Mark Kieselbach, Planning Intern
Justin Quagliata, Interim Economic Development Director Chris Buck, Senior Planner
Peter Menser

1. Call meeting to order

Chair Ianni called the work session to order at approximately 6:05 p.m.

2. Approval of agenda

Vice-Chair Scott-Craig moved to approve the agenda. Seconded by Commissioner Premoe.
Voice vote. Motion carried unanimously.

3. Discussion

A. Master Plan update

- Senior Planner Menser outlined the changes made to date to the draft Master Plan document and provided an overview of the additional amendments proposed by the Township Board at its August 15, 2017 meeting.
- The Planning Commission agreed to make the following changes:
 - Change the classification of properties along Lake Lansing Road, east of Marsh Road, from R3 Residential to commercial on the future land use map (FLUM).
 - Change the classification of properties on the southeast corner of Lake Lansing Road/Birch Row Drive from R3 Residential to commercial on the future land use map (FLUM).
 - Change the classification of properties around Hannah Plaza on Hagadorn Road from Business/Technology to MUPUD on the future land use map (FLUM).
- The Planning Commission discussed the letter from the Senior Pastor of Okemos Community expressing concern with the Okemos PICA map. The Commission chose not to amend the PICA map for the Okemos Church property and instead decided to draft disclaimer language clarifying that the PICA maps are only conceptual in nature.
- The Planning Commission will be convening a sub-committee to review the photos in the current draft of the Master Plan and possibly suggest new photos where appropriate. The sub-committee will consist of John Scott-Craig, Holly Cordill, and Christine Tenaglia.

4. Public remarks

- Rick Blunt, 4734 Okemos Road, Senior Pastor of Okemos Community Church, voiced concerns over the proposed Okemos PICA map as it relates to the features depicted on the church property. Mr. Blunt noted the church has intentions to stay at the Okemos Road location for years to come and the Okemos PICA map elements interfere with the plans of the church.
- Chris Buck, 2622 Loon Lane, shared his appreciation of the Planning Commission's work on the Master Plan and voiced support for the plan. He added that a disclaimer for the PICA maps should be phrased to note properties would have to be sold before any redevelopment could occur; no project could happen without approval of the property owner.
- Dianne Deans, 2191 Clinton Street, voiced support for the idea of adding a disclaimer to the pages in the Master Plan with PICA maps.

5. Adjournment

Chair Ianni adjourned the work session at approximately 6:52 P.M.

Respectfully Submitted,

Peter Menser

Communication From Terri Giannola

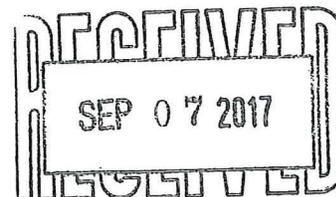
Making a decision based on fact not feelings is very difficult. Saying "No" to someone whom you like but who has proceeded with a development without prior approval is also.

"The need to care for our senior citizens is a sensitive, trending topic. You are also faced with possible public scrutiny and hearsay

But this decision is not to be based on personality or popularity, it should be based on specific factual criteria concerning location of businesses in neighborhoods.

Your responsibility is to answer the question: Does this location meet the

- requirements of the neighborhood – with no negative impact,
- township codes/laws,
- needs of adults with disabilities or dementia, and
- can this neighborhood easily accommodate, on its tiny streets, the extra traffic and situations unique to this business that will be located in the middle of the street.



That is your responsibility as a Meridian Township planning commissioner to Haslett residents, even if it isn't where you live.

Facts about the location of this proposed business:

- This small two block area already houses more than 6 rental homes in the same radius.
- The actual location would be in the middle of a black-topped lane with no sidewalks or curbs.
- The physical spacing between the small family homes (924-1056 sq.ft) next to this location is about 11 feet.

I request you revisit some factors that were casually dismissed or skimmed over at the last meeting:

Owner –

1. Is the owner known in the community? Yes, although she lives in Clinton County, her children attend Haslett schools. She is personable and she provided a thorough description of the activities she has participated in as a parent and the number of years for such activity.
 - a. Were you aware that for 10 years (1990-2000), like Ms. Shine, I was highly activities in the school activities?
 - i. Parent Teacher Association
 - ii. Choir
 - iii. Band
 - iv. Gymnastics
 - v. Soccer
 - vi. Fund raising events –
 1. with Gail Strahle, organized the Lansing area talent performance fund-raising competition (1997-1998)
 2. With the input of Eric Wangeman, Choral Director, I developed and organized the plan and enlisted volunteers for the regional vocal and choral ensemble competition fund-raiser (1997-2000)

3. Assistant coach for girl's soccer when it was first developed (1992-93)
 4. (1991-1998) Parent Chaperone for Band and Choir trips; the parent who got up at 5:30 am and drove a group of students to Michigan statewide choral events, away soccer games, and gymnastics events.
 - vii. I also worked the voting polls 3 yrs., and am a precinct delegate.
 - b. So, you ask "What does this have to do with deciding the appropriateness of this location?"
 - i. Just like the extra-activities that Ms. Shine has been involved with have to do with the decision - Absolutely Nothing!
2. Did this owner pay her taxes in a timely manner? **No.** She has not paid her property taxes the entire time she has owned this property – UNTIL one month before presenting her request to the planning commission. Then, she paid 1 of the 3 payments, she is still 1 year behind.
 3. Did this owner obtain required building permits before making modification to the home? **No.** She requested 1 building permit 4 days before presenting her request to the planning commission.

It seems the other required building permits have been made a contingency in the approval letter developed by this commission before reviewing final information/remarks and making its final decision.

Approval of businesses for owners that have demonstrated poor financial stewardship and adherence to codes and ordinances sets a very bad precedence for Meridian Township.

4. Is this a family group home? **No.** It doesn't meet the legal definition.
 - a. The owner has never lived in this home and will not be living in this home. She resides on their farm outside of the Haslett area.
 - b. has purchased this home 2 years ago for business purposes.
 - c. The owner of the property stated her intent to be in attendance at her business some weekdays and some evenings, most likely between 40-55 hrs. per week. That doesn't constitute living there and equates to less than 1/3 the time that the residents will be there.
 - d. The 3 residents will be there 168 hrs. per week
 - e. There will be one caregiver there at a time with 3 adult residents with dementia. The owner will have access to a nurse (whatever that means)
 - f. Question: what happens when 2 need immediate personal attention simultaneously?
5. Aging in Place – The needs of these adults precludes them from ever being able to age out in place.
 - a. More than likely, given the tremendous growth of senior assisted living in this 2-mile radius, the 3 residents will not be Haslett residents.

- b. Once a resident requires daily nursing care or more supervision because of negative impact of dementia, the state will require they be moved.
6. As the proposed business owner has stated,
- a. This is a temporary business – 10 years.
 - b. She intends to retire in 10 years
 - c. The private-pay adults with dementia will be covering all costs for services including cost of home and home maintenance. Does this include the back taxes owed, the modifications made? (The state does not oversee private-pay services (no state funds being used))
 - d. What happens then? Is it reasonable to disrupt a stable neighborhood that fails to meet the zoning code restrictions for a 10 year period?
7. Does the owner have experience in working with adults with dementia, physical disabilities? While the business owner explains her community experience in years, she has avoided placing time on her experience in operating a care facility. It appears to be only a few years; limited careworker aspects only.

The law

8. At the previous meeting, the young attorney made quick reference to the Zoning requirements that were developed by previous commissioners. He quickly dismissed them by referencing the one code that is of little concern.
9. It is clear that the writers of these codes wanted to allow for exceptions, but were quite concerned about the negative impact failure to meet these codes would cause. Otherwise, they wouldn't have written them.
10. The owner of this business has indicated that she would be using services that would come to the home. If it was like my mom's home, it included - doctors, pharmacies, meals on wheels, hair stylists, and buses for disabled, etc. And let's not forget families. This will cause much disruption to a quiet unique neighborhood that wasnot designed to handle businesses of any kind. That's why you don't see child care, or family home small businesses such as beauty salons or masseuse parlors.
11. This proposed business location will cause a substantial increase in traffic that equates to an increased safety hazard for pedestrians and our children who walk this street now – to our elementary, middle, and high schools located directly west of this street, library, bus stop, etc. That's why the code emphasized the location.
12. I truly hope you drove by this location since the last meeting. You would have quickly recognized that none of you live in a similar residential area. Your homes are larger, have greater space between, are on cul-de-sacs, and have longer front lawns than the front lawn length of 2-cars bumper-to-bumper of this location.
13. Please reconsider the intent of these codes – they are concerned about maintaining or as very least causing no harm.

14. Ours is the type of neighborhood that need you – the planning commission - to protect us and support the Meridian Township Plan, Codes, and Ordinances . Research shoes that the small family residential areas have fallen prey to people trying to take advantage of the more modest cost of these home. It's a cheap place to place a business and have the users of your service pay for its upkeep, your back taxes, and your future retirement.

Finally, let's remember that while we are concerned about the placement needs of 3 adults with dementia, we need to also consider the needs of all home owners in this neighborhood. Many of these neighbors have lived here for more than 20 years.

Look at the colored map provided you. 25% of homes have no opinion concerning this issue. Three (3) homes have signed a petition supporting this issue. The **majority** of homes/neighbors in this area have signed in opposition to this location's use.

Those in opposition include experts in their fields who have more years of formal education and experience than you or the owner of this business.

- i. Real estate licensing agent for the State of Michigan
- ii. Home building contractors
- iii. State of Michigan, Department of Management and Budget real estate division administrator
- iv. Lansing emergency service medic
- v. Licensed psychologist who works with elders
- vi. Licensed nurse working in adult care facilities
- vii. Former State of Michigan adult foster care worker
- viii. State intake and referral administrator for people with disabilities, and disability rights (Michigan Protection and Advocacy Services).
- ix. 4-5 homeowners who have lived the experience of caring for their own parents or loved ones with dementia or needing regular medical/personal assistance.

Therefore, I request you disregard any personal feelings or interactions you may have with the business owner and consider the business facts:

- negligent in taxes,
- failure to obtain timely building permit requests and inspections;
- the Meridian Township Codes, and
- the property's inability to meet the health and safety requirements for the purpose intended, especially outdoors
- the property's location is very close to secluded areas or marshlands that present danger in the event a resident wanders 1 block.
- the expertise in this neighborhood that is directly related to this request.

I'm certain you will agree that there are more pertinent and factual reasons to vote against this business placement than for it



To: Planning Commission

From: *Peter Menser*
Peter Menser
Senior Planner

Date: September 8, 2017

Re: **Zoning Amendment #17030 (Township Board)**, amend Sections 86-378 and 86-439 of the Code of Ordinances to allow golf courses to be counted as open space in the Planned Residential Development (PRD) and Planned Unit Development (PUD) ordinances.

The Planning Commission last discussed Zoning Amendment #17030 at its meeting on August 28, 2017. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the proposed zoning amendment at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval of the ordinance amendment as proposed or with revisions to the Township Board. A resolution to recommend approval of the amendment as proposed is attached.

Attachment

1. Resolution to recommend approval
2. Draft PUD ordinance language dated August 25, 2017
3. Draft PRD ordinance language dated August 25, 2017

RESOLUTION TO APPROVE

**Zoning Amendment #17030
Township Board**

RESOLUTION

At the 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 11th day of September, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, on June 20, 2017 initiated the zoning amendment to amend Sections 86-378 (Planned Residential Development) and 86-439 (Planned Unit Development) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would allow golf courses to be counted as open space in PRD and PUD developments; and

WHEREAS, the proposed zoning amendment increases the percentage of open space in a PRD that can be used for an active recreational amenity from 50 percent to 75 percent when the active recreational amenity includes a golf course; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on August 14, 2017 and reviewed staff material forwarded under cover memorandums dated August 8, 2017 and August 25, 2017; and

WHEREAS, the proposed zoning amendment is consistent with Board Policy 1.1.2 to preserve and maintain open space.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #17030, to amend Sections 86-378 (Planned Residential Development) and 86-439 (Planned Unit Development) of the Code of Ordinances to allow golf courses to be counted as open space in PRD and PUD developments and increase the percentage of open space in a PRD that can be used for an active recreational amenity from 50 percent to 75 percent when the active recreational amenity includes a golf course.

ADOPTED: YEAS: _____

NAYS: _____

Zoning Amendment #17030 (Township Board)

September 11, 2017

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair 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 11th day of September, 2017.

Dante Ianni
Planning Commission Chair

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2017\ZA 17030 (Township Board)\Resolution to rec approval.pc1.doc

Chapter 86 : **Zoning**
Article IV **District Regulations**
Division 4 **Other Districts**
Section 86-439 Planned unit development.

(a) - (b) Remain as written.

(c) General restrictions and standards.

(1) - (6) Remain as written.

(7) Density. The total number of dwelling units permitted shall be determined in accordance with the following stipulations:

a. - e. Remain as written.

(8) Open spaces. "Common open space" is defined as a parcel or parcels of land or an area of water or a combination of land and water designed and intended for the use or enjoyment of the residents of the PUD or of the general public. Preservation of attractive site features and diversity of features is encouraged. Common open space does not include proposed streets, rights-of-way, open parking areas, ~~AND~~ ~~or~~ ~~commercial areas,~~ ~~and~~ ~~golf courses.~~ Common open space may include a recreational trail, picnic area, children's play area, greenway, ~~or~~ linear park, **OR GOLF COURSE. AS USED IN THIS SECTION, A GOLF COURSE DOES NOT INCLUDE ANY STRUCTURE, APPURTENANCE, OR SURFACE PARKING. AS USED IN THIS SECTION, A "GOLF COURSE" MEANS AN AREA OF CONTIGUOUS LAND THAT OPERATES AS A FUNCTIONAL GOLF COURSE WITH A SERIES OF THREE OR MORE HOLES, WHICH SHALL INCLUDE, BUT ARE NOT LIMITED TO: TEES, FAIRWAYS, WATER HAZARDS, NATURAL AND ARTIFICIAL HAZARDS, AND A PUTTING GREEN WITH A HOLE.**

a. - b. Remain as written.

(9) - (11) Remains as written.

(d) - (h) Remain as written.

Chapter 86: **Zoning**

Article IV **District Regulations**

Division 2 **Residential Districts**

§ 86-378 PRD District: Planned Residential Development Overlay District.

(a) – (c) Remain as written.

(d) General provisions and standards. The following are general provisions and standards that apply to all PRD developments:

(1) – (4) Remain as written.

(5) Open space preservation:

a. A minimum of 20% of the development parcel shall remain as open space.

b. The following areas shall not be counted toward the minimum open space requirements:

1. Residential lots.
2. Public or private rights-of-way.
3. Driveways and parking areas.
4. Buffer areas required by this section, unless contiguous and integrated with other preserved open space.
5. Floodways, floodplains, wetlands, or other water bodies or waterways, **UNLESS THEY ARE PART OF A GOLF COURSE.**
6. Public or private easements.

c. Remains as written.

d. **EXCEPT AS OTHERWISE PROVIDED,** A a maximum of 50% of preserved open space may be used for the provision of active recreational amenities for the development's residents or public use, if designed to limit adverse impacts on important natural features preserved in conformance with the purposes of this district. **AS USED IN THIS SECTION, A GOLF COURSE IS CONSIDERED A RECREATIONAL AMENITY AND DOES NOT INCLUDE A STRUCTURE, APPURTENANCE, OR SURFACE PARKING. IF THE RECREATIONAL FACILITY PLAN INCLUDES A GOLF COURSE, A MAXIMUM OF 75% OF PRESERVED OPEN SPACE MAY BE USED FOR THE PROVISION OF ACTIVE RECREATIONAL AMENITIES FOR THE DEVELOPMENT'S RESIDENTS OR PUBLIC USE, IF DESIGNED TO LIMIT ADVERSE IMPACTS ON IMPORTANT NATURAL FEATURES PERSERVED IN CONFORMANCE WITH THE PURPOSES OF THIS DISTRICT.** Any recreational facility plan shall be approved as part of the PRD application.

E. AS USED IN THIS SECTION, A "GOLF COURSE" MEANS AN AREA OF CONTIGUOUS LAND THAT OPERATES AS A FUNCTIONAL GOLF COURSE WITH A SERIES OF THREE OR MORE HOLES, WHICH SHALL INCLUDE, BUT ARE NOT LIMITED TO: TEES, FAIRWAYS, WATER HAZARDS, NATURAL AND ARTIFICIAL HAZARDS, AND A PUTTING GREEN WITH A HOLE.

(e) - (i) Remain as written.



To: Planning Commission

From: *Peter Menser*
Peter Menser
Senior Planner

Date: September 7, 2017

Re: Draft Master Plan update - Okemos Community Church/Okemos PICA

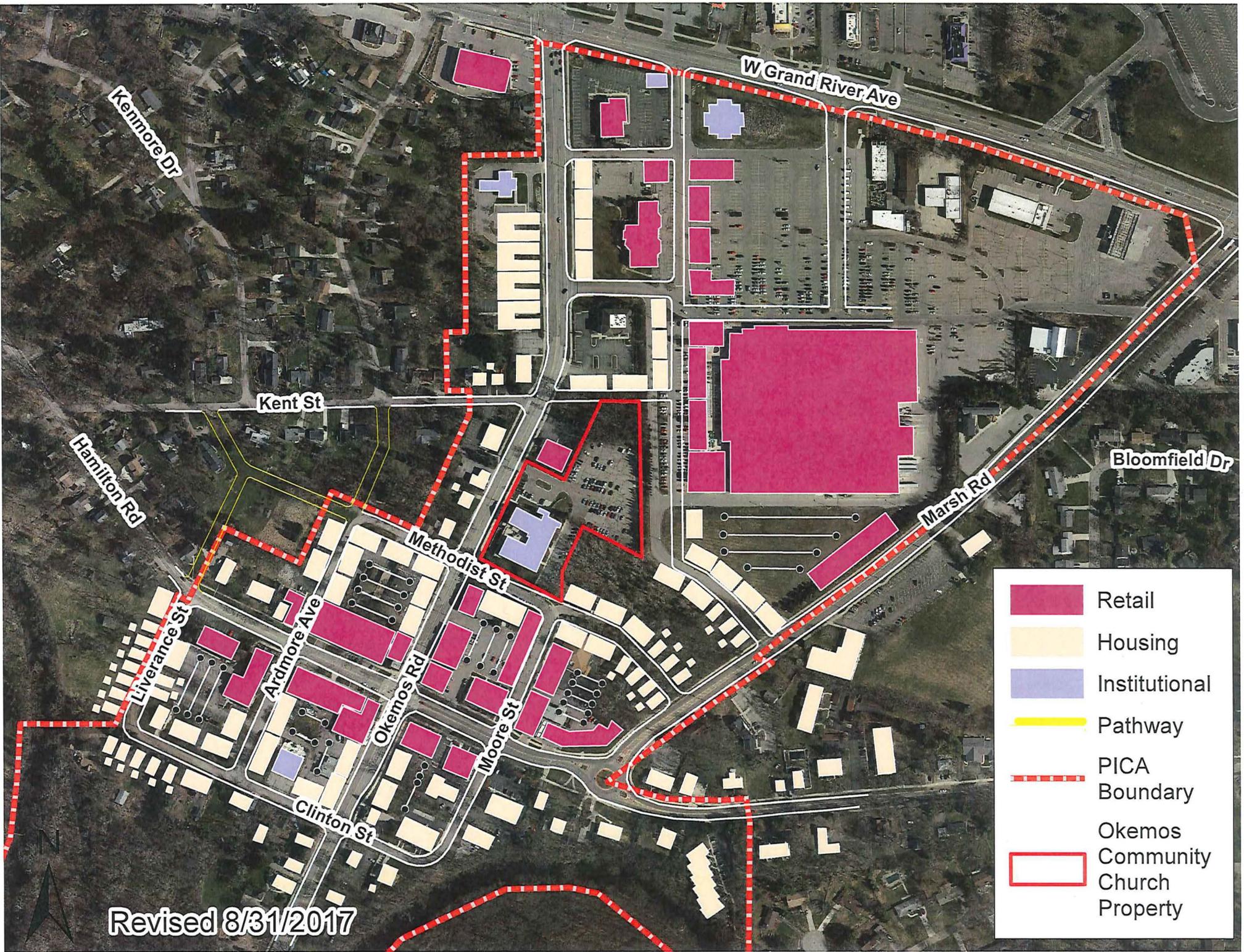
The Planning Commission last discussed the draft Master Plan at a work session prior to its August 28, 2017 regular meeting. At the work session the Commission reviewed the three proposed revisions to the Future Land Use Map (FLUM) identified by the Township Board at its August 15, 2017 regular meeting and agreed to make the revisions to the FLUM as proposed by the Board.

In the meeting packet for the work session was a communication from the Senior Pastor of Okemos Community Church expressing concern with the proposed Okemos Potential Intensity Change Area (PICA) map. Okemos Community Church is located on a 3.12 acre parcel at 4734 Okemos Road. The Okemos PICA map depicts several elements on the Okemos Community Church parcel, including green space, an extended Moore Street, a street north of the church building connecting Okemos Road to Marsh Road, and retail buildings. The Senior Pastor from Okemos Community Church attended the Planning Commission work session and shared the Church's opposition to the elements depicted on the PICA map.

The Planning Commission considered the comments from Okemos Community Church and decided not to change the PICA map to address the Church's concerns, instead choosing to add disclaimer language on the pages in the draft Master Plan where the PICA maps are located to better explain that the maps are only conceptual. In addition to the disclaimer language, the Planning Commission may consider also removing the PICA elements located on the Okemos Community Church parcel from the Okemos PICA map to assuage the concerns of the church. At its meeting on September 5, 2017, the Township Board agreed to remove the PICA elements located on the Okemos Community Church parcel from the Okemos PICA map. For the Planning Commission's consideration, staff has revised the Okemos PICA map to remove the PICA elements and leave the church parcel in its current configuration.

Attachment

1. Revised Okemos PICA map.



- Retail
- Housing
- Institutional
- Pathway
- PICA Boundary
- Okemos Community Church Property

Revised 8/31/2017



CHARTER TOWNSHIP OF MERIDIAN
Development Projects Update

August 8, 2017 – September 1, 2017

New Businesses

- Orange Theory, new gym at 4790 Hagadorn Road (Hannah Plaza)
- Saddleback BBQ, new restaurant at 1754 Central Park Drive
- Protégé Academy, new cosmetology school at 4960 Northwind Drive
- CA Concepts, new interior design studio at 5100 Marsh Road
- Sahasra, new restaurant at 4750 Hagadorn Road (Hannah Plaza)
- Sports By Sager, relocation of existing online retail business at 1800 Grand River Avenue
- Kingston Kitchen, new restaurant at 4749 Central Park Drive

Projects under consideration

- Hannah Farms East - mixed use planned unit development (MUPUD) proposed at Eyde Parkway/Hannah Boulevard. The Planning Commission held a public hearing on the request at its December 19, 2016 meeting and recommended approval on March 27, 2017. The Township Board held a public hearing on May 2, 2017. Tentatively scheduled for further discussion at a Township Board meeting in October.

Projects under construction

- Costco – 156,000 square foot Costco store and gas station at 5800 Park Lake Road (City of East Lansing).
- Great Lakes Interiors - 5,600 square foot building for office furniture retailer at 2076 Towner Road.
- Holiday Inn Express – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in October 2017.
- Red Cedar Flats - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- Elevation - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- Whitehills Lakes South #2 – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- Georgetown #4 – initial site work underway for 22 single family lots at Tihart Road/Cornell Road.
- Sierra Ridge #3 – initial site work underway for 20 single family lots Lake Lansing Road/Newton Road.

Projects approved/not yet commenced

- Portnoy and Tu dentist office – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building permit application not yet received.
- Marriot Courtyard – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.