



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
August 28, 2017 7PM



1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. August 14, 2017 Regular Meeting
 - B. August 14, 2017 Work Session
4. Public Remarks
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 - NONE
7. Unfinished Business
 - A. Special Use Permit #17041 (Shine), establish adult foster care small group home at 1433 Wilshire Road.
 - 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.

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.

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8. Other Business
 - A. Master Plan update
 - B. Shaping the Avenue initiative
 - C. Resolution of Appreciation – Brett DeGroff
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
10. Project Updates
 - A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved - NONE
11. Public Remarks
12. Adjournment

Post Script: Holly Cordill

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 11, 2017

Regular Meeting

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

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

August 14, 2017

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

PRESENT: Chair Ianni, Vice-Chair Scott-Craig, Commissioners Premoe, Cordill, Tenagli (arrived at 6:13 p.m.)
ABSENT: Commissioners Baruah, DeGroff
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 6:03 p.m.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Richards. Voice vote. Motion carried unanimously.

3. Discussion

A. Shaping the Avenue presentation

- Elizabeth Hude from the Capital Area Transportation Authority (CATA) thanked the Planning Commission for the opportunity to speak before the group and introduced the members of the Shaping the Avenue team. Ms. Hude introduced Brad Funkhouser, the executive CEO of CATA who announced CATA's new mobile application called Transit.
- A team of consultants presented to the Planning Commission regarding the Shaping the Avenue initiative. Shaping the Avenue is an effort to draft and adopt form based code along Grand River Avenue and in downtown Okemos. The consultants provided an overview of the project, a brief introduction to the elements of form based code, and announced a public input session scheduled for a to-be-determined date in September, 2017.

4. Public remarks

- Leonard Provencher, 5824 Buena Parkway, Haslett voiced concerns over the cost of the Shaping the Avenue initiative and density proposed by the project and noted his opinion that the concept of staff-level project approvals proposed in the initiative would diminish the authority of the Planning Commission and Township Board. He also voiced concerns over a cost of living increase as a result of the project if adopted.

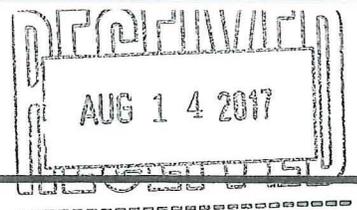
- Tim Potter, 4632 Van Atta Road, Okemos, noted his appreciation for CATA's new Transit application and the Shaping the Avenue focus on addressing pedestrian crossings on Grand River Avenue. He also shared an idea to address traffic congestion discussed in the past to install a bridge over the Red Cedar River that would connect Okemos Road with Marsh Road.

5. Adjournment

Chair Ianni adjourned the work session at approximately 6:51 P.M.

Respectfully Submitted,

Peter Menser



Peter Menser

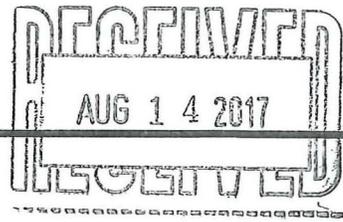
From: Bill King <billking2@comcast.net>
Sent: Thursday, August 10, 2017 10:08 PM
To: Peter Menser
Subject: 1433 Wilshire Haslett Rezoning Request

Peter Menser
Senior Planner
Meridian Township

This is in response to your notice of a public hearing on establishing an adult foster care home in Haslett at 1433 Wilshire. We are residents of this neighborhood and would like to express our opposition to this rezoning request. Our opposition is based upon our belief that such rezoning would diminish the property value of this family residential neighborhood by having a business located at this address. Potential home buyers wanting to locate in a family neighborhood may not be interested in purchasing homes with a business located nearby. In addition, we believe Meridian Township has sufficient capacity for adult care at other facilities. While I understand residents of a foster care home would be supervised, as former caregivers for an out of town disabled adult, on occasion we would take the person for a walk or push their wheelchair outside so they could leave the home or facility and get some fresh air. In this neighborhood there are no sidewalks that would be accessible to a handicapped individual. The backyard for this residence is severely sloped which would present a potential for injury should someone attempt to want to go outside unsupervised. I am also concerned that having multiple individuals from different families located in one home may increase traffic from multiple family, nursing care and emergency responder visits. Not knowing what type of disabilities a resident at a foster care home may have, we would be concerned if any resident with a mental disability would pose a risk for other neighborhood residents. Having experienced several years of caring for a senior who was disabled, we also seriously question this foster care home being able to staff the home with qualified individuals on a 24/7 schedule. Even large care facilities have difficulty finding qualified staff and part time volunteers would not seem adequate for the need of these individuals needing care. This home also is a small three bedroom home which could be difficult for wheelchair accessibility and where would the home care provider be able to stay.

Thank you for the opportunity to respond and while we understand the good intentions of caring for adults with disabilities, we do not think this family neighborhood is a good fit for this or any other business.

Respectfully
William and Susan King
1452 Wilshire
Haslett, MI 48840



Peter Menser

From: Janet Harmon <harmonja@comcast.net>
Sent: Thursday, August 10, 2017 5:51 PM
To: Peter Menser
Subject: Special Use Permit # 17041 (Shine)

In regard to the special use permit, I feel very strongly for the following reasons it should not be granted:

1. Property values
2. Commercial enterprise
3. Too close to schools
4. Traffic

By allowing a commercial enterprise in a residential neighborhood, on a very quiet street, it will bring the values down when people try to sell their homes. The residents in this neighborhood value the peaceful surroundings with very minimal traffic.

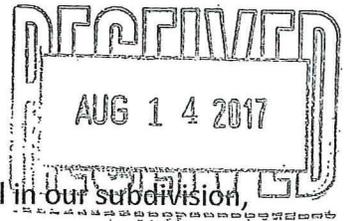
This is a commercial enterprise that should not be allowed in a residential area. When this subdivision was established there was a no area deemed Commercial. This is considered a commercial enterprise in this purely residential neighborhood.

This is an extremely popular subdivision because of the proximity to the three schools. Children in this subdivision walk to school every day and tend to ride bikes and other activities in the street.

This will naturally increase traffic and people coming and going. It will be necessary to staff this home for 24 hours a day 7 days a week. There will be doctors appointments, groceries, visitors, etc. In general, this will greatly increase the flow of traffic on what is now a very quiet street. There are no sidewalks on this street to enable the residents to go for a walk. They should be able to go for a walk or sit outside and have various activities. This house is not conducive to various activities. The adult foster care facility would be a much better fit where there is more area for the residents.

It would be appreciated if the committee would take these items under consideration before granting the permit. Use of this facility would be a detriment to this area.

We, the undersigned, oppose approval of the home located at 1433 Wilshire, Haslett, Mi for use as an Adult Foster Care facility.



Our decisions are based on the following:

1. This is RA residence – single family, medium density subdivision.
2. If approved without following the township codes, this will begin a downward spiral in our subdivision, changing the original use of the subdivision.
3. We are concerned about the improper steps taken to have an adult foster care facility.
 - a. Prior to requesting the license, the owner made renovations on the home; neglecting to get any appropriate building permits or building inspections. No one can assure that “provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.” 86-654 (f)(2).
 - b. As recent as one month ago, the property taxes haven’t been paid since purchase of the home 1.5 years ago.
4. This location cannot comply with the “...the additional requirements”, i.e. Site Location, 86-654:
 - a. It is not located at the edge of a residential district, abutting a business or industrial district,
 - b. It does not face a major street.
 - c. The entrance and exit is not immediately accessible from a major street as to avoid the impact of nonresidential-use traffic generated upon the residential area.
5. This home isn’t conducive to outdoor activities for the safety and enjoyment of the residents outside of the home. There are no sidewalks, no street lamps, no accessible bus line, and a deep slope to the backyard immediately outside the side door.

Therefore, in keeping with the purpose and intent of Meridian Township ordinances, we request the Meridian Township Zoning Commission hold these petitioners to the requirements of our laws and ordinances and disallow the establishment of an Adult Foster Care facility at this location.

NAME Printed	SIGNATURE	ADDRESS	DATE
WILLY MARINEZ	<i>Willy Marinez</i>	1459 Wilshire Rd.	8-10-17
Lauren Marinez	<i>Lauren Marinez</i>	1459 Wilshire Rd	8-10-17
Marilyn Monk	<i>Marilyn L. Monk</i>	1474 Wilshire Rd	8-10-17
Patricia Good	<i>Patricia Good</i>	5581 Woodville	8-10-17
BERTICE ELLIS	<i>Bertice Ellis</i>	1481 Wilshire	8-10-17
RUTH BORGELT	<i>Ruth Borgelt</i>	1466 WILSHIRE	8-11-17
ROBERT CORBIT	<i>Robert Corbit</i>	1469 Wilshire	8-11-17
Ryan Souza	<i>Ryan Souza</i>	1451 Wilshire	8-11-17
Teri Redin	<i>Teri Redin</i>	5540 Woodville Rd	8-11-17
Jessica	<i>Jessica</i>	14081 Biscayne	8-11-17

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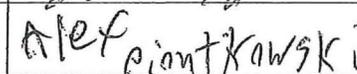
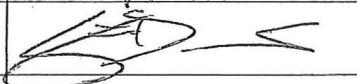
NAME Printed	SIGNATURE	ADDRESS	DATE
Phil Hornberger		5586 Cade St ^{Haslett}	8/10/17
	Gregory Goodrich	1453 Biscayne Way ^{Haslett}	8/11/17
Fred Giannola		5580 Cade St ^{Haslett}	8/11/17
Kenneth WARSHAW		1442 Biscayne Way ^{Haslett}	8-11-17
Wendy Taylor		5566 Woodville	8-11-17
SUSAN KING		5557 Woodville	8-12-17
MIKE Pappert		5550 Woodville	8-12-17
Diane Downer		1462 Biscayne	8/12/17
BERNICE SULLIVAN		1418 Biscayne Way	8-12-17

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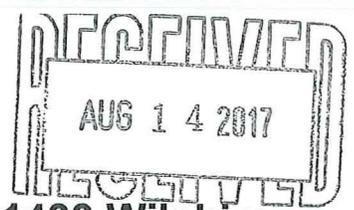
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NAME Printed	SIGNATURE	ADDRESS	DATE
Roberta Meka		1401 Biscayne Way	8/10/17
ED REBMAN		1482 Wilshire Rd	8/12/17
Alex Piontkowski		1415 Haslett Rd Franklin	8/12/17
STEVE DANICH		5394 CADDE ST HASLETT MI 48840	8/12/17

1415 Franklin



Request for Adult Foster Care Home located at 1433 Wilshire

When considering the approval of the said "Adult Foster Care Home", I approached it from two different perspectives.

1. I am a "Licensed Real Estate Broker" which includes extensive RE appraising. When determining the market value of a home in a "RA single family residential subdivision", one item we consider is **non-conforming uses**.
2. I am the "sister of a brother named Brian" who resides in a small AFC home in the Lansing area. My brother Bob and I do not have the training or the ability to provide for his care. We are very thankful that there is a home for him to reside that is trained to address special needs. It would even be nice to have Brian down the street from me in M. Shine's AFC.

There are 4 subjects I would like to discuss and bring this to the attention of the Planning & Development Board.

1. The impact of non-conforming use
 2. The process taken to establish the AFC
 3. The owner's current investment to convert to AFC
 4. The appropriateness of the subject residence
 5. The impact on tranquility of the subdivision
1. If there are non-conforming uses in a RA, such as a business and/or intrusion of other undesirable uses, it can be considered an unstable RA. The approval of the AFC opens the door to other future non-conforming uses with a potential injurious effect upon the RA; that will lessen the desirability of a home and will lower it's otherwise appraised/market value.
 2. In the process to establish this ACF home, the owner did not acquire the "special use permit" or the "building permits" needed before making the investment to remodel the home that will accommodate the potential occupants. Also, the "Real Estate taxes" have not been paid for 3 tax periods. Considering these facts my concerns are, with

the disregard or lack of knowledge for following established procedures, and not exhibiting sound financial management, what other future concerns will develop if a "special use permit" is approved. Lastly, without any inspections, how are we to not know if the changes made to home meet all the required current building codes?

3. It is known to many, the owner has invested a considerable amount of money to establish the AFC. Also, we need to consider the other RA homeowners situations. However, have owned a home in this RA for many years before M. Shine's ownership. Many have made major improvements and other expensive maintenance expenditures. Over the years I have invested over \$35K, and others have exceeded this by twice to three times as much. These owners expenditures would in many cases exceed M. Shine's investment and should be a strong argument against this viewpoint to favor the permit approval.

Yet, to reject her permit is difficult for many and especially the people that are aware of the structural improvements she has made; plus the fact they know her and is considered a very nice person. I personally applaud her for wanting to provide a home for special needs people. This decision for approval **cannot** be determined on those merits, but only on the desire to maintain a stable, quality environment in our RA that protects our investment by retaining the resale value of our homes.

4. The home is not conducive to the safety and enjoyment of the residents.
 - a. No sidewalks on Wilshire—outside activity walking is in the street
 - b. No accessibility to public bus transportation
 - c. No street lights—problem if returning to home after dark.
 - d. No safe back yard for outside enjoyment-deep slope immediately at back of house

5. With 3 residents that are older and with special needs, this location of this AFC home will interfere with the peace and quiet of the neighborhood.

a. More traffic---special transportation vehicles, workers and visitors from 3 families.

b. Increase noise from Emergency vehicles sirens and vehical motor noise when considering the nature of the occupants---probability of many more occurrences

c. No parking area to accommodate all the required parking for AFC home---Increases the need to park on Wilshire's narrow road.

In summary:

To foster all possible benefits for the continued high quality of our residential environment, we should avoid the intrusion of undesirable uses that affect residential house values and should preserve the residents right for the enjoyment of a peaceful quiet residential area that they live in.

I ask that the Planning Commission "**reject Melinda Shine's request**" for a foster care home at the above mentioned location. I know there is a shortage of AFC homes and I support increasing the establishment of them but in an appropriate location; not in the middle of or to the detriment of our residential subdivision.

Sincerely,

Bertice Ellis
1481 Wilshire
Haslett, Mi
517 927-0428
blwellis@comcast.net



Questions for Melina Shine

Why did you choose 1433 Wilshire house for an AFC?

Did you even consider that many homeowners in this RA would be opposed to an AFC?

Did you have knowledge that a special use in a RA could start its decline and affect our home values?

Did you think that the extra traffic and noise and more street parking would be a negative issue to having an AFC on Wilshire.

Did you think that the lack adequate outside yard and no sidewalks is negative impact on your occupants?

Did you consider the safety factors regarding the AFC location?

When did you have approval of the application?

When did you start upgrading the home to the AFC guidelines?

Did LARA require that the proposed AFC home be upgraded to meet the requirements needs of your prospective occupants before granting you a license?

What are the special needs of your prospective occupants and what are you licensed to care for?

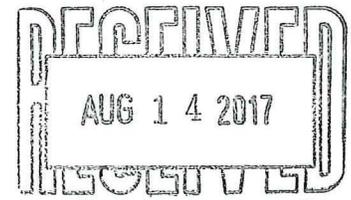
Why did you not apply for "special use permit" before making any upgrades?

Why did you not get the proper permits for the building upgrades?

Why have you not paid the 3 tax bills?

5580 Cade St
Haslett, MI

August 13, 2017



Dear Meridian Township Planning Commissioners:

While I support the use of Adult Foster Care small group homes, I oppose the placement of an adult foster care facility for "frail and vulnerable" adults and those with dementia at 1433 Wilshire St in Haslett, MI. Although the owner is an amiable person, licensing should be reflective of sound decisions about what is good for the location and the residents.

I've lived in this neighborhood for more than 23 years and have been very active with the schools Parents Association, Choir, and Band. I also have worked more than 10 years as a child care foster care licensing worker and as an advocate for people with disabilities.

Given my experience and understanding of Meridian Township Codes – this request doesn't meet the code requirements for Site Location nor does it meet the emotional, health, and safety needs of any adult necessitating full-time foster care or dementia.

The Wilshire home in question is located in the middle of a single family, medium density neighborhood with front yardage of 80' wide. The homes are close together. It is a quiet neighborhood composed of one- or two-person families, or families with small children. The Meridian Master Plan, as approved by the Planning Commission and Township Board, addresses this type of neighborhood in Chapter 2, Vision, Goals and Objectives.

Goal 1: Preserve and Strengthen Existing and Future Residential Neighborhoods

Objective A: Maintain a community of desirable, attractive residential neighborhoods with an emphasis on single-family, owner-occupied homes.

Strategies:

1. Enforce all Township Ordinances and the Uniform Housing Code.
4. Prevent inconsistent uses from encroaching into neighborhoods and subdivisions.

This neighborhood has no sidewalks, a smaller than normal asphalt road with no curbs, and no street lights except at street intersections. Any parking in the street limits the lane to a one car passing space. It does not meet the definition of a "major" street and doesn't provide a safe walking environment for elderly adults requiring foster care anytime, especially in winter.

The home itself has an extremely steep-sloping backyard directly outside the side door, a danger to anyone with decreased balance abilities or using walking equipment.

Ms. Shine references her facility as an "aging in place" small group home. However, Wilshire, Biscayne, and Cade streets do not meet the requirements listed in the "Aging in Place" concept by the National Association of Area Agencies on Aging, nor the Michigan's Department of Social Services Adult Services Special Programs – Community for a Lifetime Assessment.

However, there are other streets/neighborhoods within Meridian Township Master Plan that would meet those requirements.

Also, there have been changes to the home that require building permits and approval by building inspectors. Yet, there is no record that such occurred for any of the changes. It wouldn't be prudent to approve a license for such unapproved, illegal building; others may request the same leniency. Who can verify that the ramp built has the correct slope, and that bathrooms and bedroom doorways meet the codes.

Contrary to some thoughts, this is not a "family group home." This is a private-pay adult foster care facility, aka a business. According to the owner of this site, she lives elsewhere and will be working here some days and some evenings. The other times will be staffed by employees she is hoping to hire. Although she has access to input from someone who is a nurse, she provided no assurance that the employees would have proper training or certification to attend to the needs of adults requiring foster care, including dietary and medical needs. Instead, she told me she was hoping to find "women in the neighborhood who might like to spend a few hours a week" working there.

Neighbors have been told that the 3 adults being cared for would be housed on the first floor, and the owner has provided the caregivers a bedroom in the basement. I own one of these small homes with thick wooden floors. When in the basement, one can't hear any conversation or calls for help from the upstairs, or even the doorbell/alarm when awake, much less any other time.

Finally, it concerns me that the taxes for this property have not been kept up, being as much as 1.5 years in arrears. This doesn't demonstrate good stewardship, and I would recommend the Planning Commission not approve any license for any owner who doesn't have a tax payment history of least 2 recent years timely payments. Given the tax delinquency, I'm also concerned that the costs for the physical modifications may also be deferred to the private-pay constituent.

To allow this licensing to occur in this location would set a negative precedence for Meridian Township and jeopardize the quality of small residential living our Township Codes and Master Plan were developed to assure.

Respectfully submitted,

Terri L. Giannola
5580 Cade St, Haslett, MI
517-282-8690



August 13, 2017

To the Commission:

I am Aaron Hoffman, a Michigan licensed real estate owner/broker for the past 42 years and owner of A. Hoffman Realty. Additionally, I have served for twelve years as a member of Ingham County Drain Commission as an adjunct advisor for appeals for property assessments.

On behalf of a requested a special use permit to establish an adult foster care small group home for three (3) residents at 1433 Wilshire Road, I submit the following recommendation:

That the small group home for three residents shall have NO material effects on the adjacent homes and or the community.

The intended home, by design is for three residents and their care giver, and will provide a quality lifestyle of its occupants.

Tangible exterior change will be a handicap ramp to the doorway.

Speaking as a former East Lansing property owner for the past 52 years, I see no aspects of this proposal that will materially have any negative impact on neighboring property values or change the character of the surrounding neighborhood.

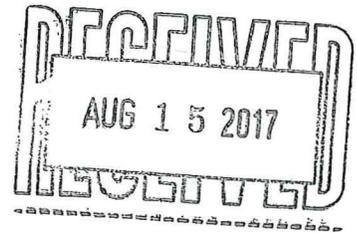
I feel strongly, that the proposed zoning change will benefit all parties concerned. As subject matter expert opinion I may be reached at 517-449-0927.

Respectfully,

Aaron Hoffman

Peter Menser

From: Sullivan, Bernice (DTMB) <sullivanb@michigan.gov>
Sent: Monday, August 14, 2017 1:15 PM
To: Peter Menser
Subject: Special Use Permit #17041 (Shine)
Attachments: #17041 permit.pdf



Mr. Menser:

This is in response to your attached letter dated July 25, 2017.

I'm opposed to the township granting the request to establish an adult foster care home in our zone.

A person's choice of where they're going to reside, and invest in a home, is one of the biggest decisions we make. Part of the decision to buy in my neighborhood was knowing that it was zoned for single family dwelling.

Among other factors that concern me, the most negative effects from dwellings being used for other than single families would be:

- It would lower the market value of homes throughout the zone.
- It would change the physical and social environment of the zone from what residents expected and desired when they bought their homes.
- It would increase the possibility of subsequent commercial requests being granted that would further alter the living environment of the zone.

Please do not permit exceptions to the single family dwelling requirement of our zone.

Thank you for considering my interest and call me if you have any further questions. Bernice Sullivan 517.881.1846.

August 14, 2017

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



Re – special use permit #17041 (Shine)

Dear Commissioners:

We reside at 1482 Wilshire Road in Haslett, approximately 1 and ½ blocks from the proposed group facility. We have lived at this address for almost 34 years. We would like to state our opposition to the siting of this commercial facility within the Lakeview Heights subdivision for the following reasons:

- 1 This subdivision is an older, very quiet area. Many of the streets, specifically including Wilshire Road do not have sidewalks nor street lights. In addition, the streets are very narrow without any paved shoulders. This facility will require significant additional parking due to the 24 hour staffing needs. When vehicles legally park on the street, they leave a narrow one-lane area. Given the use being requested, it is impossible to see how parking on site would be sufficient.
- 2 There are no bus stops within the subdivision thereby requiring all staffing and travel of occupants to generate significant additional traffic. As noted, above, there are no sidewalks therefore the students of Ralya Elementary and the Haslett Middle and High schools utilize the road when walking to and from their schools. Putting staff travel and the requisite travel to medical appointments, etc. will exacerbate this situation.
- 3 Per the staff report shown on the township web page, there are 10 items listed for this type of facility– a cursory review of the first four show the answer to be “no”. Specifically, item 1, preferable location (italics added) is adjacent to commercial or the edge of the subdivision – this is in the middle of the subdivision. Item 2 – All means (italics added) shall be used to face a major street – as staff notes, Wilshire Road is a local street, as is Babbitt or Cade that would be used to access Wilshire Road. Item 3 – similarly, entrance should be off a major street not a local street. Item 4 specifically notes this this type of facility should be screened from adjoining residential view. This facility currently adjoins three residential sites and one across the street. In addition, other residential sites on Biscayne Way (the other side of the block) will clearly be able to see this site due to the significant slope in the back yard. Off-site parking is also required in item 9 – this does not appear feasible given the small front yard (as a result of the required ramp) and even smaller driveway.
- 4 Non-conforming uses, in particular, commercial uses such as this, tend to beget more requests for similar variances or use permits. It is almost impossible to stop this creeping commercial use once allowed. This will most assuredly negatively affect the value of the properties in the subdivision. We have invested almost \$70,000 in upgrades during our time in this subdivision (34 years!).

Meridian Township Planning Commission
Special Use Permit #17041 (Shine)
Page 2

- 5 Finally, the Township has very strict rental ordinances – limiting non family renters to no more than 2. This was done to strongly support the viability of the subdivisions which are the backbone of the township and its school districts. This should be maintained.

Again, we strongly urge you to deny this non-conforming commercial request to establish this facility in the middle of the Lakeview Heights subdivision.


Edward & Ann Rebman
1482 Wilshire Road, Haslett, MI

August 14, 2017



To: Planning Commission
Charter Township of Meridian Township

From: Melinda Shine, Shine House of Haslett

Re: Special Use Permit #17041
1433 Wilshire Road, Haslett

A handwritten signature in cursive script that reads "Melinda Shine". The signature is written in black ink and is positioned to the right of the "From:" field.

The Meridian Township Master Plan supports "Aging in Place". Any elder member of Meridian Township that requires 24/7 care and supervision, deserves the ability to reside in a neighborhood and be a part of the daily rhythm of life. There is great comfort in maintaining connections to community. Neighborhoods offer the small pleasures such as greeting the mailman, children playing catch and learning to ride a bike, and the daily passage of middle and high school students on their journey.

Each elder is an individual who deserves to have his/her care needs to be respectfully met. Some elders reach the point when 24-hour care and supervision is necessary. When this occurs, there must be choices for the elder. If available, **some elders would choose a small group home with a lower staff to elder (resident) ratio and consistent care by the same caregivers.** If Meridian Township truly supports Aging in Place, then a small group home should be allowed in the non-institutional setting of a neighborhood in the elder's community.

I have requested this special use permit (SUP) to allow an Aging in Place residence for three (3) elders that desire a permanent home in a Haslett neighborhood. **We would live as a family of 4, with 3 elders and 1 caregiver at all times. I will be the primary caregiver to provide 24-hour assistance, supervision and care. The home will be owner occupied as I will spend a minimum of 2 nights each week in addition to my other caregiving duties. Shine House will allow 3 residents to remain in a Meridian Township neighborhood.**

I ask the Planning Commission to consider approving this SUP with the following limits:

- **10- year life to the special use permit rather than permanent use**
- **Stipulate the approval is only for the purpose of operating an adult foster care small group home for 3 elders**

I do not desire a permanent change as due to my age, I plan to work for 10 years and hopefully retire.

Background

For 30 years, my husband Stephen and I have lived on a small farm in Shiawassee County with a Haslett address. I worked as an environmental professional for 15 years. After becoming a stay at home mom, a friend asked for my assistance with her mother's care. This led to part time jobs as a private caregiver for clients in 4 large assisted living/memory care facilities, (two in Meridian Township). In addition, I was a caregiver at a 6-person small group home in Williamston.

Working as a private caregiver, I observed that some elders do not have their needs met at the larger facilities. I was surprised to learn that Michigan rules set the maximum caregiver to resident ratio at 1 to 15. To increase my knowledge, I enrolled in an aging course and gerontology seminars at Lansing Community College. Through education and experience, I concluded the small group home model greatly increases the quality of care. Obtaining a license for a small group home became my goal.

In Michigan, an adult foster care license is based on BOTH the owner AND the physical location. The owner must either own or lease the property to start the

licensing process. Because Haslett is my community, I looked for a home in a neighborhood where a small group home would belong.

While our home is not located in Meridian Township, Steve and I have been active members of the Haslett community for 15 years. As parents of three Haslett students, we have given back to the Haslett community by consistently volunteering in the classrooms and special events. In addition:

- Steve led the local Boy Scout Troop for 10 years.
- We brought our sheep and spinning wheel to the Historic Village and chicks into the classroom.
- I coached in the HYRA sports program when asked.
- I coordinated the annual Earth Day tree sale several years.
- With a small group of parents, we transformed the Ralya Elementary Courtyard to an outdoor classroom.
- I took my turn as the band uniform mom.
- For 8 years we have welcomed Ralya 2nd graders to our small farm for a hands-on science field trip each spring.

With our son leaving for college soon and our two daughters in High School, I have the time to start a business and focus on others.

ABOUT CARE AND CURRENT FACILITIES

Many people are familiar with the term assisted living. Fewer may know the term memory care, which is a subset for elders needing both assistance with daily activities of life and also cognitive functions of the brain due to dementia. Alzheimer's Disease is a type of dementia. The Michigan licensing authority uses the term Adult Foster Care (AFC) for facilities that provide care and supervision to adults. The operation of an AFC small group home requires a license from the state of Michigan.

In Meridian Township, there are currently 6 licensed facilities and only one is a small home. (See attached table) Once an elder reaches the threshold of needing 24-hour care, there are few options.

AFC LICENSE

In 2016, I applied for a license from the state of Michigan as the sole owner, administrator and licensee. As previously stated, the property is a prerequisite for initiating the license process. On July 28, 2017, I received a license to operate an AFC small group home for 3 adults in **these categories only**:

- **AGED adults (55 and older)**
- **Dementia or Alzheimer's**

My license is **not** for providing care for adults that are:

- **Mentally Ill**
- **Developmentally disabled**
- **Physically Handicapped**
- **Traumatic Brain Injured**

The state licensing process encompasses the following:

- **Medical Clearance**
- **Fingerprinting Criminal Background Check**
- **Review of experience, education and training**
- **Development of training manuals and procedures**

All caregivers working at a licensed facility (large or small) must also clear medical and background checks. I have an approved dementia care program and a Certified Dementia Practitioner caregiver with more than 17 years of experience that would like to practice at Shine House. A registered nurse will be another caregiver. There are 8760 (24/7) hours per year, and therefore four full time caregivers and the nurse will be needed to provide coverage, one caregiver at a time. The nurse will visit three times a week, and more as necessary.

Support for Aging in Place

This proposal involves a business because most elders (or their family) cannot afford to pay for 24/7 care; such care is cost prohibitive even at minimum wage. Therefore, elders have to share the cost of care. Without a special use permit, three unrelated elders cannot live together in a Meridian Township neighborhood for the purpose of sharing the cost of care. I am not aware of an alternative to a small group home in a non-institutional setting other than as a business.

The question becomes, what is a non-institutional setting in Meridian Township? The Township Planner's staff report contains statements regarding the comparison of my SUP to standard planning guidance. A Meridian Township elder deserves to remain in a small group home in a neighborhood, and neighborhoods are not generally on the main roads. Also, neighborhood homes do not have large parking lots and natural or manmade barriers to prevent "intrusion". Shine House is less than 1100 square feet and due to this small scale, one caregiver can monitor all three elders. Large facilities have various hallways and space which can be difficult to monitor.

If Meridian Township requires a small group home AFC to be on a major road, have multiple parking spaces and a buffer/barrier, then such home is no longer in a neighborhood and evolves into an institutional setting. Large AFC facilities are often owned by corporations that may be based outside the city or state. The AFC Licensee may also be outside the area.

Please consider the merits of a locally-owned small group home in Haslett. The merits of my proposal include:

- Member of Haslett community with local resources
- Bachelors of Science degree from MSU
- Critical thinking skills
- Gerontology (aging and dementia) course work
- Experience in small and large AFC settings
- Connections with experienced caregivers
- Koehler, resident cat
- The right proposal – 3 elders with 1 caregiver equates to a quiet, aging family

Michigan's AFC rules are based on the premise that a residential home will be the location for small group homes. The rules do not require a small group home to be compliant with the Americans with Disabilities Act. Also, hardwired sprinkler and smoke detection equipment are not required. Sidewalks are not required. An AFC small group home can better manage the health of an elder as care will be delivered when necessary, without long waits, and by a caregiver or nurse that knows both the medical and personal history of that elder.

Any person that has had to search for a care facility (a place for mom or other loved one), and then oversee the delivery of care, has an experience to share. Persons in this group would more than likely support the merits of care delivered in a locally owned, small group home in a neighborhood of Meridian Township.

CONCLUSION

The Meridian Township Master Plan supports Aging in Place. Elder members that need 24/7 care deserve to reside in a neighborhood and be a part of the daily rhythm of life. There is great comfort in maintaining these connections to community. If granted, a quiet family of 4 will reside at Shine House. We will be part of the neighborhood and initiate connections that benefit both sides.

Support for Aging in Place

By definition, "Aging in Place" recognizes the need for elder care choices to include the "non-institutional" setting. From a 2011 AARP Public Policy Institute research report:

"AARP has long supported older adults' desire to age in place, whether this means to grow old in the home where one raised children or in another non-institutional setting in the community. During a lifetime, people develop connections to place and form relationships with neighbors, doctors, hairdressers and shopkeepers. They become intimately familiar with the route to downtown, the rhythm of summer concerts at the band shell park, the best places to get a coveted burger and personalized greeting. These associations, of value to both the individual and the community, cannot be quickly or easily replicated in a new environment. In essence, they can play a pivotal role in successful aging."

(<http://www.ncsl.org/documents/transportation/Aging-in-Place-2011.pdf>)

2005 Meridian Township Master Plan

Fundamental Statement of Community Values (pages 7-8)

The citizens of Meridian Township share a broad and fundamental set of values regarding the community in which we live:

We, the people of Meridian Township, highly value and wish to protect, preserve, and improve our total community, which includes our **people**, culture, neighborhoods, environment, educational system, infrastructure, and economy. We recognize the rights and responsibilities of our citizens and the responsibilities of our government ...

Meridian Township is a professionally administered community whose growth is

located within thriving neighborhoods. They shop in a healthy and vital economic heart which is surrounded by the neighborhoods. They learn in high quality educational institutions. They live and play in an environment which includes preserved natural resources, open spaces, and green areas.

Personal Values of Citizens

The citizens of Meridian Township share a fundamental set of personal values regarding the people of the Township and the Township's general character. These values are:

People

Our people are the strength and character of our Township and we believe in the value of **treating each other with dignity and respect.**

Culture

We value **cultural diversity in our community, including ethnic, religious, age, economic, and philosophical differences.**

Neighborhoods

We value our predominantly residential neighborhoods and the activities and uses that are a part of these neighborhoods.

Licensed Facilities in Haslett, Ingham County

Facility	License Facility Type	Serves	Capacity
BROOKDALE MERIDIAN ASSISTED LIVING 5346 MARSH ROAD HASLETT	HOMES FOR THE AGED	Aged	72
BROOKDALE MERIDIAN MEMORY CARE 5250 MARSH ROAD HASLETT	HOMES FOR THE AGED	Aged Alzheimer's	36
BLANCA'S SENIOR HOME 5859 MARSH RD HASLETT	ADULT FAMILY HOME (CAPACITY 1-6)	Aged	4
HOME SWEET HOME OF HASLETT, INC. 5917 EDSON HASLETT	ADULT LARGE GROUP HOME (CAPACITY 13-20)	Aged Alzheimer's Developmentally Disabled Physically Handicapped	15
NEW LIFE ASSISTED LIVING CENTER 2077 HASLETT ROAD HASLETT	ADULT LARGE GROUP HOME (CAPACITY 13-20)	Aged	20
NEW LIFE ASSISTED LIVING CENTER 5905 EDSON STREET HASLETT	ADULT LARGE GROUP HOME (CAPACITY 13-20)	Aged Alzheimer's	16

Source: <http://w1.lara.state.mi.us/AdultFosterCare>

R 325.1901 Definitions. ... (11) "Home" means a home for the **aged**. ... means a person who is 60 years of **age** or older, or a person under the **age** of 60 ...

Adult Foster Care (AFC) homes are residential settings that provide 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or **aged who cannot live alone but who do not need continuous nursing care.**

- AFC Homes are restricted to providing care to no more than 20 adults

A Home for the Aged (HFA) provides 24 hour room, board, and supervised personal care to:

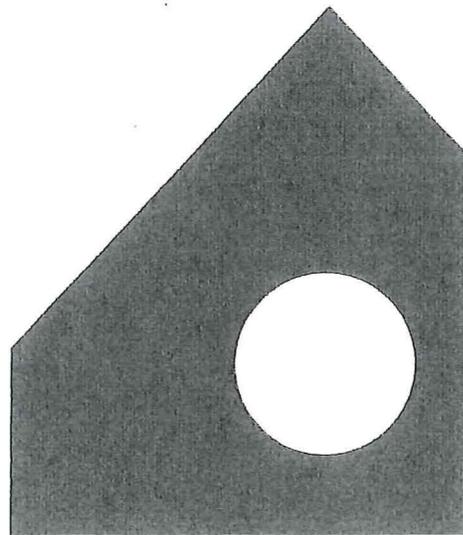
- 21 or more unrelated, nontransient individuals 60 years of age or older.
- 20 or fewer individuals 60 years of age or older that is operated in conjunction with and as a distinct part of a licensed nursing home.

http://www.michigan.gov/lara/0,4601,7-154-63294_27717-43059--,00.html

SHINE HOUSE is a home
for three elders in a pleasant
Haslett neighborhood.

24/7 Assisted Living

Memory Care



Peter Menser

From: Sullivan, Bernice (DTMB) <sullivanb@michigan.gov>
Sent: Tuesday, August 15, 2017 10:30 AM
To: Peter Menser
Subject: #17041 Special Use Permit (Shine) - Meeting Follow Up Revised to Planning Commission

From: Sullivan, Bernice (DTMB)
Sent: Tuesday, August 15, 2017 9:57 AM
To: 'menser@meridian.mi.us' <menser@meridian.mi.us>
Subject: #17041 Special Use Permit (Shine)



Mr. Menser:

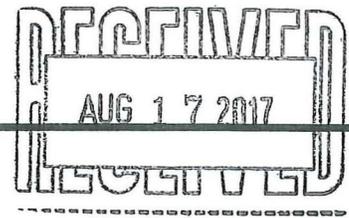
Thank you and the Planning Commission for considering our concerns last night regarding this permit. I'd like to share my thoughts on some factors that I learned last night.

While none of us know for sure whether Mrs. Shine's business will have a positive or negative effect on the environment of the neighborhood, we can reflect on what has occurred so far.

It appears Mrs. Shine purchased and renovated the home for the purpose of starting a business without knowing if an adult foster care facility is allowed in the zone. The 2016 property taxes are either still outstanding or were paid late. I didn't go to the County to see if they've been paid since March 1st. Mrs. Shine's lack of knowing the requirements to obtain the proper permit to conduct business and following the requirements of owning real estate such as paying taxes on time, gives me less confidence that Mrs. Shine will fully be aware and follow the requirements of caring for people.

It also appears that the Planning Commission may feel some pressure to grant the request, due to a misunderstanding or miscommunication between the Township and Mrs. Shine in 2015 regarding her plans. Whatever occurred, I feel a capable business owner would only make an investment with solid assurances and documentation that all regulatory and legal requirements were met.

Thanks you again for your consideration. Bernice Sullivan, 1418 Biscayne Way, 517.881.1846.



Peter Menser

From: Rick Blunt <rblunt@okemosocc.org>
Sent: Wednesday, August 16, 2017 5:32 PM
To: Frank Walsh; Ronald Styka; Julie Brixie; Phil Deschaine; Patricia Herring Jackson; Dan Opsommer; Kathy Ann Sundland; Peter Menser
Cc: Deb Federau; Lee Mcallester; Stephanie Sheffer; Richard Ahti
Subject: Master Plan Draft Concerns: Parking for Okemos Community Church

Dear Meridian Township Board Members and Planning Commission Members,

I write **on behalf of Okemos Community Church** where I am Senior Pastor. The church is located at 4734 Okemos Road, where we have been located for more than 175 years. Indeed we celebrated our 175th anniversary a year before the township celebrated theirs. We have history in the area that predates the township, and we have been on this site before there was a township. The chapel in Meridian Historical Village is a to-scale replica of our initial building.

With that history, you can image our surprise to discover that the Land Use map in the proposed Master Plan envisions removing virtually all parking for Okemos Community Church. Of course, such a change would then put the church in violation of ordinances which require a certain number of parking spaces per seat in the sanctuary. Your own land use map proposal would create conflict between your ordinances and your vision. This may well be an oversight, but it has serious ramifications for our congregation and the greater Meridian Township community.

I write to **request you reconsider and change the proposed Land Use Map for the Okemos PICA.**

Please see **page 28 of the Proposed Master Plan.** Okemos Community Church is the **blue U-shaped building** on the **corner of Methodist Street** (named after us, as we were originally a Methodist Church) **and Okemos Road.** The **proposed green tree-lined extension of Moore Street** to the north would run through our primary parking lot (on the north end of the extension). That green walkway combined with the **proposed triangular pink retail buildings envisioned to the east** of the northern block of the green walkway, (between the walkway and Meijer) **take up all of our existing primary parking lot.**

We would be left with a few handicapped parking spaces in the small lower parking lot on the north side of the building. It is unclear from the map if we would also lose the 14 spaces directly across from the main entrance, which is on the east of the building. (Note: we have already given up parking on Okemos Road, when the road widened and took parking on Okemos Road, and led to us redesigning the main entrance to the east side of the building.)

It also appears that the plan **seeks to take our Okemos Road driveway** (north of the building) and turn it into a public road, cutting through our parking lot and connecting with Marsh Road.

The loss of any parking would be very detrimental to the church. If anything, we will need to expand parking as we continue to grow and serve the community even more.

While we understand that this is simply a vision, we also understand that **the Master Land Use Plan could be used against us in the future**. For instance, the primary parking lot will need to be redone in the near future due to cracks and failing foundation. We are already in the planning stages for this maintenance. If the Master Plan envisions no parking, it is possible that permits to do such maintenance could be denied, or at least involve lengthy variance requests.

Friends, **Okemos Community Church is an asset to Meridian Township**. We are good neighbors. We house the Okemos Food Pantry. Our building is widely used by many community groups who are not affiliated with our congregation (music groups, recitals, school groups, alcoholics anonymous, boy scouts, Kiwanis and more). Indeed, the township itself has used our parking lot for events like Okemos Days and races. This congregation makes considerable financial contributions to a variety of area groups, agencies, and ministries which care for our neighbors and residents. **We assume that you really do not want to have a Master Plan that harms and hampers the oldest church in the township**, which is still thriving and making a difference in the lives of many people.

I would be happy to speak with, exchange emails with, or visit with any of you. My contact information is below. If it is helpful for your process, we can easily produce hundreds of names on a petition. If necessary, we can generate lots of letters and many speakers at both the Planning Commission and Township Board meetings.

Specifically, **we request you modify the Okemos PICA Land Use Map so that our current parking remains as parking in the Master Plan**.

If you want to be most helpful and forward thinking, allowing room for the potential growth and expansion of the church in the future would be most desirable. Having a thriving faith community which serves the community at the heart of the Okemos community would be a win-win for everyone. Should the PICA come to be as you envision, there would be more ways for OCC to connect and serve even more residents, including those within walking distance along with those who would drive or bike to the building. (Even now, if there were a CATA stop near the church it would really benefit Food Pantry patrons who currently have to get off at Meijer, cut through their parking lot, cross the berm to our parking lot and walk up the hill to the church.)

Thank you for your careful consideration of this request. I am happy to answer questions you may have.

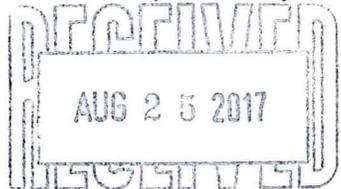
Sincerely,
Rick Blunt

--
Rev. Rick Blunt
rblunt@OkemosOCC.org



Worship: **Sundays @ 10:00am** • 517.349.4220
4734 Okemos Rd., Okemos, MI 48864 • Mail: P.O. Box 680, Okemos, MI 48805

We, the undersigned, oppose approval of the home located at 1433 Wilshire, Haslett, Mi for use as an Adult Foster Care facility.



Our decisions are based on the following:

1. This is RA residence – single family, medium density subdivision.
2. If approved without following the township codes, this will begin a downward spiral in our subdivision, changing the original use of the subdivision.
3. We are concerned about the improper steps taken to have an adult foster care facility.
 - a. Prior to requesting the license, the owner made renovations on the home; neglecting to get any appropriate building permits or building inspections. No one can assure that “provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.” 86-654 (f)(2).
 - b. As recent as one month ago, the property taxes haven’t been paid since purchase of the home 1.5 years ago.
4. This location cannot comply with the “...the additional requirements”, i.e. Site Location, 86-654:
 - a. It is not located at the edge of a residential district, abutting a business or industrial district,
 - b. It does not face a major street.
 - c. The entrance and exit is not immediately accessible from a major street as to avoid the impact of nonresidential-use traffic generated upon the residential area.
5. This home isn’t conducive to outdoor activities for the safety and enjoyment of the residents outside of the home. There are no sidewalks, no street lamps, no accessible bus line, and a deep slope to the backyard immediately outside the side door.

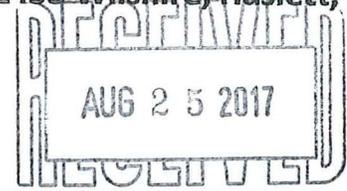
Therefore, in keeping with the purpose and intent of Meridian Township ordinances, we request the Meridian Township Zoning Commission hold these petitioners to the requirements of our laws and ordinances and disallow the establishment of an Adult Foster Care facility at this location.

New

NAME Printed	SIGNATURE	ADDRESS	DATE
PAUL R FORSBERG	<i>Paul R Forsberg</i>	1467 BISCAYNE 1240 BISCAYNE	AUG 22 2017
JACQUELINE F. HAYES	<i>Jacqueline F. Hayes</i>	1443 FRANKLIN	8-22-2017
Karline Boyd	<i>Karline Boyd</i>	1450 Biscayne Way Haslett	8-23-17
Savannah McFarlin	<i>[Signature]</i>	1449 Franklin	8-23-17
Warren Oliver	<i>Warren Oliver</i>	5560 Woodville	8/24/17
Russell Dunn	<i>Russell Dunn</i>	5549 Woodville	8/24/17
Katie Cross	<i>Katie Cross</i>	13916 Biscayne	8/24/17

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Therefore, in keeping with the purpose and intent of Meridian Township ordinances, we request the Meridian Township Zoning Commission hold these petitioners to the requirements of our laws and ordinances and disallow the establishment of an Adult Foster Care facility at this location.

Previously submitted - includes also page 3+4 thru 8

NAME Printed	SIGNATURE	ADDRESS	DATE
Roberta Meka	<i>Roberta Meka</i>	1401 Biscayne Way	8/10/17
ED REBMAN	<i>Edward Rb</i>	1482 Wilshire Rd	8/12/17
Alex Piontkowski	<i>Alex Piontkowski</i>	1415 Haslett Rd RD Finckleway	8/12/17
Steve Danich	<i>[Signature]</i>	5594 CADEST HASLETT MI 48840	8/12/17
Melissa Lopez	<i>Melissa Lopez</i>	1455 Franklen Haslett MI 48840	8/21/17
LEONARD WISINSKI	<i>Leonard Wisinski</i>	HASLETT 5573 CADEST	8/21/17
Rozanna Rogalita Goodrich	<i>Rozanna Goodrich</i>	HASLETT 5573 CADEST	8/21/17
Rozanne VanDeventer	<i>Rozanne VanDeventer</i>	HASLETT 1390 Biscayne	8/21/17
Guy VanDeventer	<i>Guy VanDeventer</i>	1390 Biscayne HASLETT	8/21/17

1415 Franklen

New

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RECEIVED
AUG 25 2017

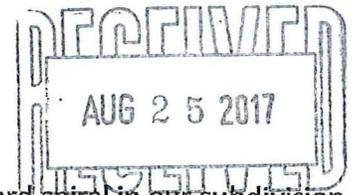
RECEIVED
AUG 14 2017

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NAME Printed	SIGNATURE	ADDRESS	DATE
WILLY MARINEZ	<i>Willy Marquez</i>	1459 Wilshire Rd.	8-10-17
Lauren Martinez	<i>Lauren Martinez</i>	1459 Wilshire Rd	8-10-17
Marilyn Monk	<i>Marilyn Monk</i>	1474 Wilshire Rd	8-10-17
Patricia Good	<i>Patricia Good</i>	5581 Woodville	8-10-17
BERTICE ELLIS	<i>Bertice Ellis</i>	1481 Wilshire	8-10-17
RUTH BORGELT	<i>Ruth Borgelt</i>	1466 WILSHIRE	8-11-17
Robert Corbit	<i>Robert Corbit</i>	1469 Wilshire	8-11-17
Ryan Sore	<i>Ryan Sore</i>	1451 Wilshire	8-11-17
Teri Redin	<i>Teri Redin</i>	5540 Woodville Rd	8-11-17
Jessica	<i>Jessica</i>	1408 Biscayne	8-11-17

We, the undersigned, oppose approval of the home located at 1433 Wilshire, Haslett, Mi for use as an Adult Foster Care facility.

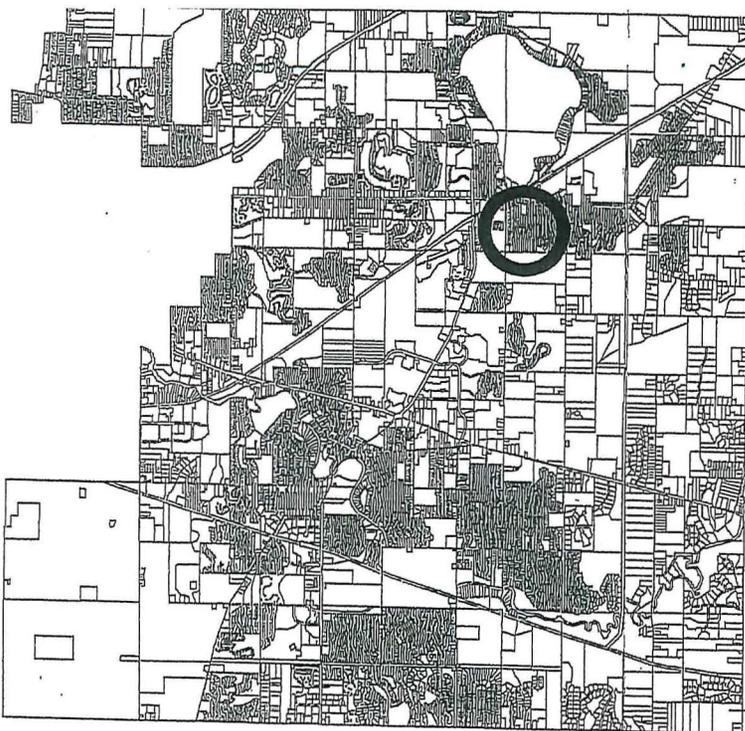


Our decisions are based on the following:

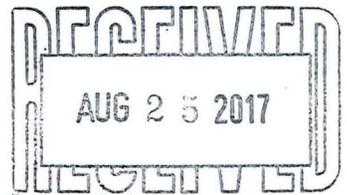
- 1. This is RA residence – single family, medium density subdivision.
- 2. If approved without following the township codes, this will begin a downward spiral in our subdivision, changing the original use of the subdivision.
- 3. We are concerned about the improper steps taken to have an adult foster care facility.
 - a. Prior to requesting the license, the owner made renovations on the home; neglecting to get any appropriate building permits or building inspections. No one can assure that “provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.” 86-654 (f)(2).
 - b. As recent as one month ago, the property taxes haven’t been paid since purchase of the home 1.5 years ago.
- 4. This location cannot comply with the “...the additional requirements”, i.e. Site Location, 86-654:
 - a. It is not located at the edge of a residential district, abutting a business or industrial district,
 - b. It does not face a major street.
 - c. The entrance and exit is not immediately accessible from a major street as to avoid the impact of nonresidential-use traffic generated upon the residential area.
- 5. This home isn’t conducive to outdoor activities for the safety and enjoyment of the residents outside of the home. There are no sidewalks, no street lamps, no accessible bus line, and a deep slope to the backyard immediately outside the side door.

Therefore, in keeping with the purpose and intent of Meridian Township ordinances, we request the Meridian Township Zoning Commission hold these petitioners to the requirements of our laws and ordinances and disallow the establishment of an Adult Foster Care facility at this location.

NAME Printed	SIGNATURE	ADDRESS	DATE
Phil H. Gruberger	<i>Phil H. Gruberger</i>	5586 Cade St ^{Haslett}	8/10/17
<i>[Signature]</i>	Gregory Goodrich	1453 Biscayne Way ^{Haslett}	8/11/17
Fred Giannola	<i>Fred Giannola</i>	5580 Cade St ^{Haslett}	8/11/17
Kenneth Warshaw	<i>[Signature]</i>	1442 Biscayne Way	8-11-17
Nendy Taylor	<i>Wendy Taylor</i>	5566 Woodville	8-11-17
SUSAN KING	<i>Susan King</i>	5557 Woodville	8-12-17
MIKE Pappert	<i>Mike Pappert</i>	5550 Woodville	8-12-17
Diane Downer	<i>Diane Downer</i>	1462 Biscayne	8/12/17
BERNICE SULLIVAN	<i>Bernice Sullivan</i>	1418 Biscayne Way	8-12-17



Lakeview Heights No 2

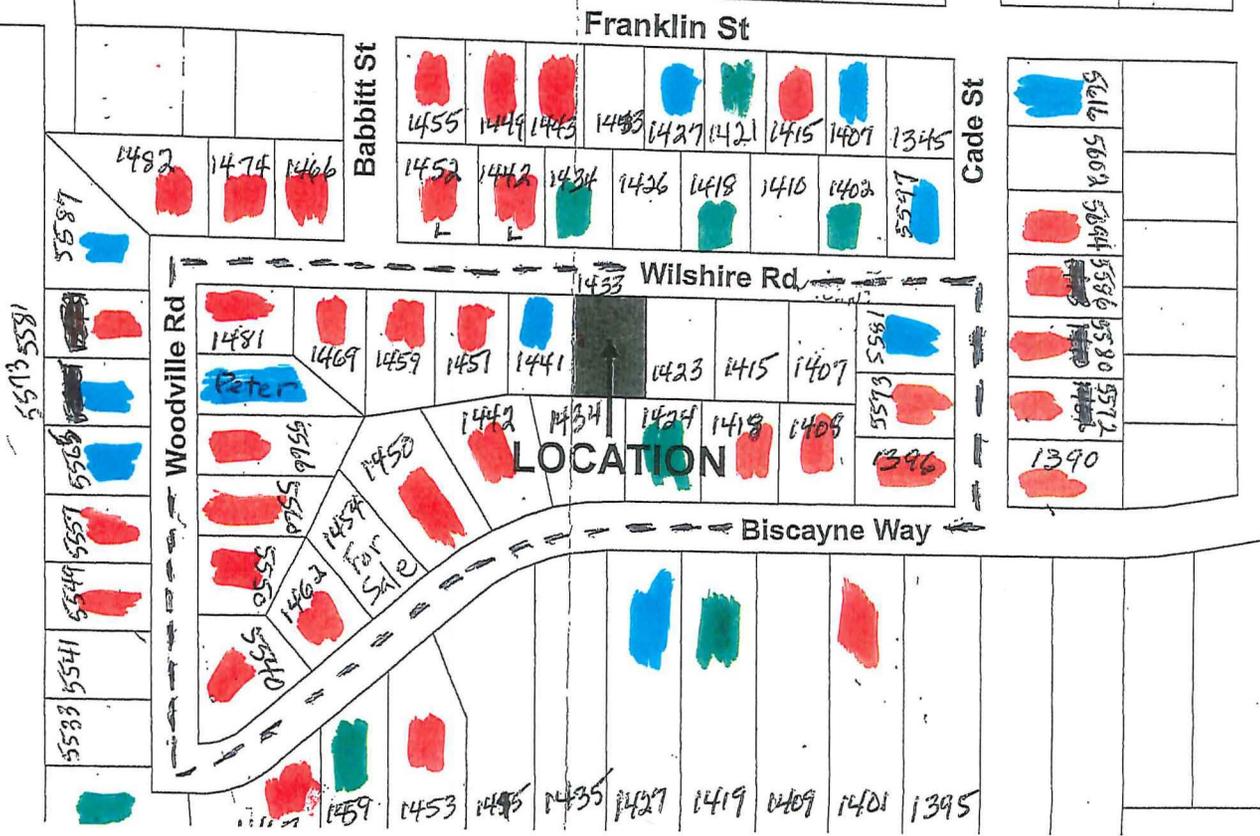


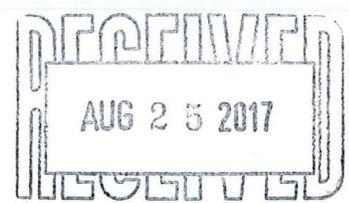
SPECIAL USE PERMIT #17041 (SHINE)

**REQUEST TO ESTABLISH AN
ADULT FOSTER CARE SMALL GROUP HOME
FOR 3-RESIDENTS AT
1433 WILSHIRE ROAD**

Legend

- 35 Against
- ? For
- 10 No Opinion
- No Contact
- L Letter-
- - - - - Activity Route





The map of Lakeview Heights #2 contains the addresses of homes located in neighborhood area where there is a "special use permit" request at address 1433 Wilshire.

Residents were contacted in neighborhood regarding the request and their responses are indicated on map by:

Red: 35 Against

For: ?? Only had responses from 7 people but Shine's group may have more since there were some residences with "no contact" on map.

Blue: 10 No Opinion. Some residents may be "For" this but did not express it.

L Others have sent letters but are not indicated on map as letter sent.

Activity Route This route marks that unique character of this neighborhood that many enjoy. Vehicle activity is mainly only normal residential traffic with NO through traffic. This makes it conducive for walking their dogs, young children riding their bikes, or parents taking walks with their children. Also, track students and residents from nearby area, enjoy this route.

Summation of responses that are against:

1. Retain the quiet neighborhood
2. No increased vehicle traffic from businesses
3. Retain the unique character of this neighborhood.
4. Retain single family residential neighborhood.
5. Safety issue, object to increase parking on the edge of the Wilshire road.



To: Planning Commission

From: *Peter Menser*
Peter Menser
Senior Planner

Date: August 24, 2017

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

The Planning Commission held the public hearing regarding Melinda Shine's request for a special use permit to establish an adult foster care small group home for three (3) residents at 1433 Wilshire Road at its August 14, 2017 meeting. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request with conditions at the next meeting.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny the special use permit request. A resolution to approve with conditions is attached.

Attachment

1. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #17041
(Shine)
1433 Wilshire 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 28th day of August 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Melinda Shine requested a special use permit (SUP #17041) to establish an adult foster care small group home for three residents at 1433 Wilshire Road; and

WHEREAS, adult foster care facilities are allowed as a non-residential use in a residential district subject to special use permit approval; and

WHEREAS, the applicant has received a license for the proposed adult foster care small group home facility for three residents from the Michigan Department of Licensing and Regulatory Affairs (LARA), Bureau of Health Care Services, on July 28, 2017; and

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #17041 at its meeting on August 14, 2017, and has reviewed the staff material forwarded under a cover memorandum dated August 10, 2017; and

WHEREAS, the proposed adult foster care small group home is consistent with the general standards for the granting of a special use permit; and

WHEREAS, the proposed adult foster care small group home meets the site location standards and site development standards for non-residential uses in residential districts; and

WHEREAS, the site is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #17041 subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated June 30, 2017.
2. The applicant shall maintain a license to operate an adult foster care facility from the Department of Licensing and Regulatory Affairs (LARA), Bureau of Health Care Services, or any agency to which jurisdiction of such license is transferred. If the license expires or is revoked the special use permit shall become invalid.
3. No more than three (3) adult residents shall reside in the adult foster care small group home.

**Resolution to Approve
SUP #17041 (Shine)
Page 2**

4. The basement of the residence shall not be used as living quarters.
5. The applicant shall obtain any required building permits from the Building Department.
6. Prior to occupancy, the applicant shall apply for and receive a certificate of occupancy from the Building Department.
7. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate an adult foster care small group home. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

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 28th day of August, 2017.

Dante Ianni, Chair
Meridian Township Planning Commission



To: Planning Commission

From: *Peter Menser*
Peter Menser
Senior Planner

Date: August 25, 2017

Re: Zoning Amendment #17010 (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 held the public hearing for Zoning Amendment #17010 at its meeting on August 14, 2017. Since the public hearing the Township Board Trustee that proposed the amendment has provided supplemental language to further define the term golf course, which is as follows:

“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.”

The draft ordinance language for both the PRD and PUD zoning districts has been updated to incorporate the above provision. The Township Board Trustee that proposed the zoning amendment will be at the Planning Commission meeting on Monday, August 28, 2017 to provide insight into the policy initiative and answer questions.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments

1. Draft PUD ordinance language dated August 25, 2017
2. Draft PRD ordinance language dated August 25, 2017
3. Communication from Planning Commissioner Jerry Richards dated August 25, 2017

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

(a) Purpose. The intent of this district is to permit greater flexibility and consequently more creative design of residential areas than is possible under conventional zoning regulations. It is the intention of this section to allow flexibility without sacrificing established values and rights to adequate light, air, noise, and privacy. It is further intended to promote open space and more cost efficient housing, circulation systems, utilities, and use of land. A premise basic to this section is to consider only developments that will result in lasting value and make a contribution to both social and economic stability in the Township. Finally, because flexibility is inherent in the concept of a PUD, a higher degree of public direction and scrutiny is an essential part of this section. These provisions are set forth in the following subsections of this section. In addition, prospective PUD developers should be aware that final decision of approval or denial of a planned unit development, even though the planned unit development appears to meet the written and outlined criteria as listed in this section, remains with the Township Planning Commission and, in turn, the Township Board at the time and manner as in described in this section.

(b) Minimum PUD performance objectives.

(1) - (12) 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. - d. Remain as written.

e. In certain instances the density permitted in a PUD based on subsections (c)(7)a—d of this section may exceed the maximum density shown on the comprehensive development plan map for the development site. In these instances, the density computed by subsection (c)(7)a and b of this section ~~supercedes~~ **SUPERSEDES** the comprehensive development plan map as well as other requirements set forth in this title for compliance with the comprehensive development plan.

(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 of 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) Circulation facilities – Remains as written.

(10) Utilities. Planned unit developments shall, where feasible, provide for underground installation of utilities (including electricity and telephone) in both public ways and private extensions thereof. Provisions shall be made for construction of storm sewer facilities including grading, gutters, piping, and treatment of turf to handle ~~stormwaters~~ **STORM-WATERS**, prevent erosion and the formation of dust. This could include the establishment of retention basins in order to minimize ~~stormwater~~ **STORM-WATER** runoff. Utilities and maintenance of facilities shall be in accordance with the requirements and regulations of Meridian Charter Township.

(11) Planting – 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) Purpose.

(1) The purpose of the PRD district is to preserve natural features and open space by allowing flexibility and alternative design standards for single-family residential developments. While lot dimensions and yard requirements may be reduced from that required in the underlying zoning district, the overall number of dwelling units in the development shall not exceed the number of dwelling units that could have been developed under conventional subdivision development.

(2) This district is intended to promote single-family development that minimizes development impacts on important natural features and the more economic provision of infrastructure. Minimum requirements and performance standards are set forth to ensure the objectives of this district are achieved.

(3) This section applies to the PRD district.

(b) Applicability – Remains as written.

(c) Definitions – Remains 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.

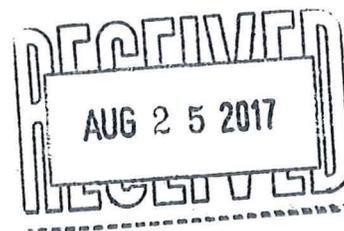
d. **EXCEPT AS OTHERWISE PROVIDED,** A a maximum of 50% of preserved open space may be used for the provision of active recreational amenities for the development's residents or public use, if designed to limit adverse impacts on important natural features preserved in conformance with the purposes of 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.

Peter Menser

From: Jerry Richards <richardsjerry3@gmail.com>
Sent: Friday, August 25, 2017 10:55 AM
To: Dante Ianni; Peter Menser
Subject: Thoughts on PUD and PRD Amendments



Gentlemen,

I want to share my thinking on the suggested changes to the PUD and PRD sections of the Zoning Ordinance due to my absence from our next two meetings. First, I am in support of the proposed amendments as they provide a tool to preserve a golf course or part of a golf course when the property is being considered for residential development. The primary beneficiaries of the preserved golf course will be the adjacent residential properties. Less traffic and infrastructure to maintain will also be beneficial to the Township budget and current residents.

Whether the remaining golf course is public or private is not a concern to me. It is not unusual that "open space" property is privately owned. The economics of income coming from the golf course helps offset maintenance costs and is part of the incentive for the developer to preserve all or part of the course. I see the amendments as providing a "win-win" for the Township and the land owner.

Finally, the amendments are currently most applicable to the two 18 hole golf courses in the Township, not just one particular course.

For the reasons stated above, I support the proposed amendments.

Regards,
Jerry Richards

SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



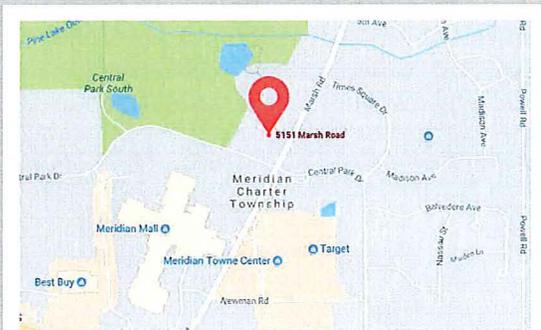
IT'S YOUR AVENUE. HELP SHAPE IT!



Meridian Township is finalizing the 2017 Master Plan, which represents the vision, values and goals of the future of the township. This plan helps guide policymaking decisions focusing on preserving and enhancing the best characteristics of Meridian Township.

Share your input on how regulations can be shaped for future development along Grand River and in Downtown Okemos.

Join us for an informal and hands-on open house where you can provide feedback to building design mock-ups, share where you think sidewalks and crosswalks can be improved and express ways in which planners, designers and transit officials can shape the avenue.



 Shaping The Avenue  @ShapingTheAve
 shapingtheave  shapingtheavenue.com



SEPTEMBER 14, 2017
5-7 p.m.

Shaping Meridian

Meridian Township Municipal Building

Refreshments will be provided. Get there with CATA Routes 22, 23 or 48.

Requests for interpretation, accommodations for persons with disabilities and assistance with additional needs must be made 48 hours in advance of the meeting date. Please call 517-483-4141.

