



**AGENDA**  
*CHARTER TOWNSHIP OF MERIDIAN*  
*PLANNING COMMISSION – REGULAR MEETING*  
March 27, 2017 7PM



1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. March 13, 2017 Regular Meeting
4. Public Remarks
5. Communications
  - A. Gary Dawson RE: Rezoning #16060
6. Public Hearings
  - A. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance transport facility at 1673 Haslett Road.
7. Unfinished Business
  - A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.
  - B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.
  - D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.  
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.



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meridian.mi.us

**Planning Commission Agenda**

**March 27, 2017**

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8. Other Business
  - A. None
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: Jerry Richards

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**

**APRIL 10, 2017**

1. Public Hearings
  - A. None
2. Unfinished Business
  - A. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance transport facility at 1673 Haslett Road.
3. Other Business

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

**DRAFT**

**March 13, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT:** Commissioners Cordill, DeGross, Ianni, Lane, Premoe, Richards, Scott-Craig, Tenaglia (arrived at 7:10 P.M.)  
**ABSENT:** Commissioner Baruah  
**STAFF:** Community Planning and Development Director, Mark Kieselbach  
Senior Planner Menser

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:04 P.M.

**2. Approval of agenda**

Commissioner Scott-Craig moved to approve the agenda. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried.

**3. Approval of Minutes**

February 13, 2017  
February 27, 2017

Commissioner Scott-Craig moved to approve the minutes. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried.

**4. Public Remarks**

Chair Ianni opened the floor for public remarks at 7:05 P.M.

- Mr. Leonard Provencher, 5824 Buena Parkway, voiced his opposition to Rezoning #16060 because it is not smart growth and will cause too much congestion. He also spoke in opposition to CPUD #17014, saying the Brownfield amount needs to be capped at \$75,000 and the lack of handicap parking and egress on both sides of the building.
- Mr. Gary Dawson, 5611 White Ash, spoke in opposition to Rezoning #16060.
- Ms. Karen Renner, 6270 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate, spoke in opposition to Rezoning #16060.
- Mr. Stuart Sleight, 6250 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Eleanor Huesner, 6216 Skyline Drive, spoke in opposition to Rezoning #16060.

- Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to Rezoning #16060. He also commented on the revised plans for SUP #16111 (Capstone) saying that while he liked most of the revisions he thought 4 stories was too tall for the area where the proposed development is located.
- Mr. Kevin Sayers, 962 Northgate Drive, spoke in opposition to Rezoning #16060.
- Ms. Allison Parker, 6150 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Chris Triola, 6292 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Bill Flynn, 6086 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Rex Foster, 5857 Troyes Road, spoke in opposition to Rezoning #16060.
- Ms. Jane Sherzer, 4777 Mohican Lane, spoke in opposition to SUP #16111.
- Ms. Allison Parker, 6150 Skyline Drive, spoke in opposition to Rezoning #16060.

**5. Communications**

- A. Eleanor Heusner RE: Rezoning #16060
- B. Rick Lasch RE: Rezoning #16060
- C. Chester Lewis RE: Rezoning #16060
- D. Chester Lewis RE: Rezoning #16060
- E. Jim Bartow RE: Rezoning #16060
- F. Mary Thomas RE: Rezoning #16060
- G. Jeff & Molly Barnes RE: Rezoning #16060
- H. LaNita Campbell RE: Rezoning #16060
- I. Karen Renner RE: Rezoning #16060
- J. Karen Renner RE: Rezoning #16060
- K. Paul & Judy Kindel RE: Rezoning #16060
- L. Maureen LaValley RE: Rezoning #16060
- M. Gay Heusner RE: Rezoning #16060
- N. Larry & Jane Schneider RE: Rezoning #16060
- O. Chester Lewis RE: Rezoning #16060
- P. Michael & Karla Hudson RE: Rezoning #16060
- Q. Bill & Chris Triola RE: Rezoning #16060
- R. Kevin Witgen RE: Rezoning #16060
- S. Sheila Flynn RE: Rezoning #16060
- T. Marcia & Jim Engelkes RE: REZ #16060
- U. Dave Regan RE: Rezoning #16060

## 6. Public hearings

A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.

Chair Ianni opened the public hearing at 7:38 P.M.

- Summary of Subject Matter

Senior Planner Menser outlined the Special Use Permit for discussion.

- Applicant

Mr. Leland Calloway, the applicant, commented they would seek a variance for the setback and parking spaces and would remove the barbed wire fencing if necessary to eliminate an additional variance.

Mr. Robert LaBelle, attorney for the applicant, 380 N. Old Woodward, said this location is an alternative that was proposed at previous meetings of the Planning Commission. He commented the parking spaces currently exist but are not paved so they are not outlined on the plans. He said the parking spaces are used very infrequently and Verizon would be requesting not to pave the parking area. He said the Land Division act was never meant to be applied to these types of leases and the Attorney General's Office has indicated a variance should not apply in this case.

- Public comment

Mr. Bill Triola, 6292 Skyline, was going to comment in opposition but had misunderstood the location of the proposed project. He did ask if the tower would require lighting at the top.

Mr. Neil Bowlby, 6020 Beechwood, commented this location was preferable to the previous location. He asked if a taller tower would provide better coverage.

Mr. Leonard Provencher, 5824 Buena Parkway, commented this site was far more appropriate for this development than the previously proposed site.

Mr. Robert LaBelle commented that no lights would be needed at the top of the tower and the location will work but is not ideal.

- Planning Commission, applicant's representative, and staff discussion

Commissioner Tenaglia commented the compromise on location made sense and she would not be opposed to the gravel instead of paving and would not be opposed to the fence.

Commissioner Scott-Craig sited concerns about the proposed pathway that is supposed to be built adjacent to the tower. He was concerned that if the tower were to fail it could fall on pedestrians using the pathway.

Mr. Robert LaBelle spoke about the strength of the tower and how it is engineered to fold over in the middle, closing in on itself rather than falling over.

Commissioner Scott-Craig asked how the tower is anchored.

Mr. LaBelle answered with details on anchoring the tower.

Commissioner Scott-Craig voiced his concern that the site is adjacent to what was at one time a land fill and could contain contaminants.

Mr. Calloway commented the property owner had done phase 1 and phase 2 Environmental Studies on the property prior to purchase and there were not concerns at that time and added Verizon would be required to do the same studies prior to building the tower.

A straw poll indicated unanimous support from the Commissioners to proceed to the next meeting.

Chair Ianni closed the public hearing at 8:06 P.M.

B. Rezoning #17020 (Evins), rezone approximately 0.79 acres from PO (Professional and Office) to C-2 (Commercial) at 4825 & 4837 Okemos Road and vacant adjacent parcel on Okemos Road.

Chair Ianni opened the public hearing at 8:07 P.M.

- Summary of Subject Matter

Senior Planner Menser outlined the rezoning for discussion.

- Applicant

Applicant's representative, John Droz, commented the traffic study is under revision at this time.

- Planning Commissioner, Applicant's representative and Staff Discussion

Commissioner Scott-Craig asked if the flood plain effects the rezoning.

Senior Planner Menser replied the flood plain has no bearing on the rezoning request at this time but if the property is rezoned it will require a Special Use Permit prior to building.

Chair Ianni asked if there had been any communications from the adjacent neighbors.

Senior Planner Menser replied there had not been any communications from the neighbors.

Commissioner DeGroff warned of future uses in C-2 that would be allowed and said he would be opposed to a drive through at that location in the future.

Commissioner Cordill asked staff about the setbacks and screening requirements for C-2 zoning where it is adjacent to residential zoning.

Senior Planner Menser answered there are setback and screening requirements that would be on the site plan prior to approval of any project.

The applicant commented they were working with adjacent property owners to create a possible shared access drive.

Commissioner Scott-Craig commented that traffic is a great concern in the area.

Commissioner Richards remarked the properties to the west are at a higher elevation. He said adjacent properties have drive through uses so additional traffic may not have too much impact.

Commissioner Tenaglia stated C-2 zoning could be a good fit for the property, perhaps, better than PO despite the existing zoning.

Chair Ianni stated the PO zoning may not be appropriate since the site has not been developed in 40 plus years.

Commissioner Scott-Craig expressed a desire to see a new traffic study.

A straw poll indicated the Commissioners were in favor of the rezoning continuing forward to the March 27, 2017 meeting.

Chair Ianni closed the public hearing at 8:20 P.M.

7. Unfinished Business

A. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner Premoe moved to approve the Commercial Planned Unit Development #17014.

Seconded by Commissioner Lane.

- Planning Commission, Applicant's representative and Staff Discussion  
Commissioner Cordill said she would prefer to have the entire resolution read aloud for the record. She stated in this case she would prefer the area of the store be reduced in order to decrease the amount of impervious space.

Commissioner DeGroff asked for clarification on the hours of operation. He also commented the car charging station was an appropriate amenity for the project.

Senior Planner Menser responded the hours of operation were listed in the application but he did not have them with him.

ROLL CALL VOTE: YEAS: Commissioner Richards, Lane, Tenaglia, Premoe, DeGroff, Cordill, Scott-Craig and Chair Ianni

NAYS: None

Motion carries 8-0.

B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

- Planning Commission, Applicant and Staff Discussion:

Mr. Steve Schafer, 31400 North Western, Farmington Hills, said the proposal is consistent with the Township's Master Plan.

Commissioner Tenaglia commented the Township should form a task force to look into zoning questions.

Commissioner Scott-Craig said he did not understand the conditions offered by the applicant. He said there did not seem to be any decrease in density.

Mr. Schafer replied it was his intent to cap the density of the project.

Commissioner DeGross and Lane commented the conditions were unclear and seemed more like requests rather than limits.

Mr. Schafer said he had no intention of being vague and was willing to resubmit the conditions using language that was more concise. He said he would like to get the question of rezoning to the Township Board.

A straw poll of the Commissioners indicated they were not supportive of the rezoning and would like a resolution to deny at the March 27, 2017 meeting.

Chair Ianni called a five minute recess at 8:47 P.M.

The Planning Commission reconvened at 8:54 P.M.

- C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.
- D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

For the sake of brevity item 7C and 7D were discussed together.

- Summary of Subject Matter

Senior Planner Menser outlined MUPUD #16024 (Capstone) and SUP #16111 (Capstone) for discussion.

- Applicant

Mr. John Acken, the applicant, summarized the revised plans before the Planning Commission. He said included in the revisions were: density, green space, building height and townhomes.

- Planning Commission, Applicant's representative and Staff Discussion

Commissioner Cordill commented while she appreciated the plan revisions she still did not see any mixed use component to the development.

Mr. Acken replied commercial use is not viable at the rear of the development.

Commissioner Cordill expressed concerns over the architecture not being compatible with other buildings in the area.

Commissioner Richards asked about the color of the proposed buildings.

Commissioner DeGross commented that commercial space was an expectation of the rezoning and MUPUD when first proposed in 2008.

Chair Ianni thanked the applicant for the revised plans and responding to the concerns of the Planning Commission.

Commissioner DeGross commented there still needed to be a substantial reduction in density.

Commissioner Scott-Craig added traffic was still a concern.

Commissioner Cordill commented there needed to be more information on the overall density of the entire development.

8. Other Business

A. None

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

Commissioner Scott-Craig attended the March 2<sup>nd</sup> Economic Development Corporation meeting and gave a brief summary of that meeting. He also attended the Township Branding meeting on March 9<sup>th</sup> and a February 20<sup>th</sup> workshop on regulatory issues of medical marijuana.

Commissioner Richards will attend the Transportation Commission meeting on March 23<sup>rd</sup> as a representative of the Planning Commission.

Commissioner Premoe is attending the Environmental Commission meetings as a representative of the Planning Commission.

10. Project Updates

A. New Applications – NONE

B. Site Plans Received – NONE

C. Site Plans Approved – NONE

11. Public Remarks

Ms. Jane Sherzer, 4777 Mohican Lane, spoke in opposition to MUPUD #16024.

Mr. Neil Bowlby, 6020 Beechwood, commented he would like to see a commercial component in the MUPUD projects. He asked about the status of discussions on the Township's proposed updates to the Master Plan.

Mr. Leonard Provencher, 5824 Buena Parkway, commented he was concerned about the amount of parking available in the proposed MUPUD #16024, he also asked about their plan for snow storage once the parking lots have been cleared.

**12. Adjournment**

Chair Ianni adjourned the regular meeting at 9:33P.M.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary

March 13, 2017

Gary Dawson  
5611 White Ash Lane  
Haslett

I have worked and lived in Haslett for over 22 years. I am currently a member of Walnut Hills.

At the last Planning Commission meeting it was mentioned that the members and neighbors of Walnut Hills **“should just get used to the fact that there will no longer be a golf course on this land.”**

I would like to respond to that comment:

The **Meridian Township official website** includes the following statement and I quote:

**“Since 1921, Walnut Hills Golf Club has offered its Members a one of a kind experience where as a member you can relax, you can play, and you can entertain”**

Walnut Hills has been part of the Meridian Township community for almost 100 years. Just think of that – Almost a hundred years!

For almost 100 years this golf course has been a place to relax, play golf, or more recently play tennis, or swim, or have a meal with friends and family. We have also watched the local high schools and MSU Spartans Men and Women’s golf teams, practice or play in competition. For a number of years we hosted an LPGA golf event watched by tens of thousands of local residents as well as millions on national TV.

Many neighbors initially purchased their homes for the sole purpose of having the solitude of wide open spaces in their back yards - the deer, the squirrels, the foxes, the muskrats around the ponds, the woodchucks, the sand hill cranes, geese, hawks, wild turkeys and many, many varieties of songbirds.

Over the past months I have been to numerous meetings at Walnut Hills with many of these same folks who are here tonight, concerned about the new ownership of the course.

Many who are here tonight also attended several hearings at the courthouse last year to support Walnut Hills Country Club's right of 1<sup>st</sup> refusal to match any offer that might be under consideration for the purchase of the club from the bank.

Last spring I was part of a group of Walnut Hills members, neighbors and friends who worked tirelessly for more than two weeks assisting in spring maintenance because ownership was unclear and this park-like setting was quickly starting to deteriorate without proper maintenance.

During the past few months I have attended **these** planning meetings, packed with members of the Walnut Hills Community.

These meetings included many local residents speaking against this proposal, voicing concerns about traffic volumes, safety around local schools etc., and there have been over 100 written communications to the planning commission requesting this rezoning application be denied.

I know the property is now privately owned but **do hope the wishes of the community are seriously considered** when it comes time to vote on rezoning requests.

The real estate developer, Mr. Schafer, has stated he would like to make the Walnut Hills members and neighbors happy and work with them.

**But**, he is also an aggressive businessman and real estate developer apparently accustomed to getting his own way.

He was in court over a year ago with his attorneys challenging the Walnut Hills members right of 1st refusal to match any offers to purchase the property.

In previous planning meetings he has indicated he may have to consult again with his attorneys if he isn't successful with the rezoning proposal.

He has submitted a plan for development but I understand there is no obligation on his part to continue with that plan after a rezoning approval, or on the part of a new owner if the property is resold. **Do we really know what a future development might look like?**

In closing, I recommend that the Planning Commission deny this application for rezoning and encourage Mr. Schafer to sincerely entertain offers of purchase, and consider other plans to keep this beautiful piece of property functioning as it has for the last 90 plus years.

The many Walnut Hills members, neighbors and Meridian Township taxpayers who have continued to come before you over these past few months will then

**“NOT HAVE TO JUST GET USED TO THE FACT THAT THERE WILL NO LONGER BE A GOLF COURSE ON THIS LAND”.**

Thank You

**Special Use Permit #17021  
(Patriot Ambulance)  
March 27, 2017**

**APPLICANT:** Patriot Ambulance, Inc.  
5189 Commerce Road  
Flint, MI 48507

**STATUS OF APPLICANT:** Tenant

**REQUEST:** Establish an ambulance transport facility

**CURRENT ZONING:** C-2 (Commercial)

**LOCATION:** 1673 Haslett Road

**AREA OF SUBJECT SITE:** 5.29 acres

**EXISTING LAND USE:** Multi-tenant commercial building

**EXISTING LAND USES  
IN AREA:** N: Residential, office, and commercial/retail establishments  
S: Vacant land  
E: Commercial/retail establishments  
W: Land Preservation

**CURRENT ZONING IN AREA:** N: RC (Multiple-Family) and PO (Professional and Office)  
S: C-2 (Commercial)  
E: C-2 (Commercial)  
W: RR (Rural Residential)

**FUTURE LAND USE  
DESIGNATION:** Commercial

**FUTURE LAND USE MAP:** N: Residential 8.0-14.0 du/acre and Office  
S: Residential 1.25-3.5 du/acre  
E: Commercial  
W: Institutional

# MEMORANDUM

**TO:** Planning Commission

**FROM:**   
Peter Menser  
Senior Planner

  
Jennifer Quinlivan  
Assistant Planner

**DATE:** March 24, 2017

**RE:** Special Use Permit #17021 (Patriot Ambulance), establish ambulance transportation facility at 1673 Haslett Road.

Patriot Ambulance Service Inc. has requested a special use permit to establish an ambulance transportation facility at 1673 Haslett Road. The facility will dispatch ambulances to clients located in Meridian Township and surrounding areas. The facility currently occupies a 1,680 square foot leased unit and began operating without special use permit approval. The site is 5.29 acres in size and it is zoned C-2 (Commercial).

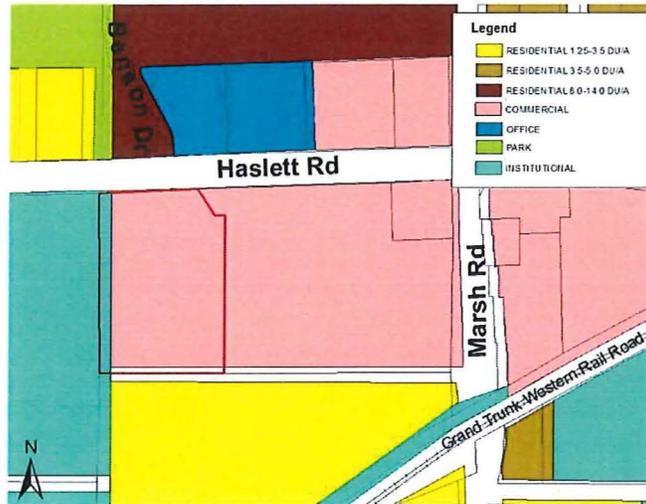
The applicant has indicated two non-emergency ambulances and one wheelchair accessible van will be parked behind the multi-tenant commercial building and two parking spaces will be used by staff in front of the building. The facility is staffed by two to six people, 24 hours per day. Less than 20 transports are estimated to occur each day.

A private ambulance transportation facility is not listed as a permitted use in the C-2 (Commercial) district. The proposed use is being considered under Section 86-659(a), Other Special Uses, of the Code of Ordinances.

## Master Plan

The 2005 Master Plan Future Land Use Map designates the subject property in the Commercial category.

**FUTURE LAND USE MAP**



**Zoning**

The subject property is located in the C-2 (Commercial) district. The 5.29 acre site exceeds the C-2 district minimum of 4,000 square feet of lot area. With approximately 317 feet of frontage on Haslett Road, the lot width also exceeds the C-2 district minimum of 100 feet.

**ZONING MAP**



### **Physical Features**

The site consists of one 23,220 square foot multiple tenant building, associated front and rear parking areas, rear drive aisle, and landscaping. The building is part of the Haslett Village Square Shopping Center and is located on the western side of the central parking lot. The Haslett Village Square Shopping Center is comprised of three properties and four buildings.

### **Public Utilities**

The site is served with municipal water and sanitary sewer.

### **Streets & Traffic**

The site is located on Haslett Road, west of Marsh Road. The site is accessible by three access drives on the north side of the shopping center which connect directly to Haslett Road and one east access drive which connects to Marsh Road. The drive aisle on the western side of the central parking lot leads to parking in front and behind the applicant's leased area. A seven-foot wide concrete pedestrian/bicycle pathway is located along the site's frontage on Haslett Road and along Marsh Road.

In 2005, traffic counts taken by the Ingham County Road Department (ICRD) between Marsh Road and Benson Drive on Haslett Road showed a total of 17,488 (eastbound and westbound) vehicle trips in a 24 hour period. Traffic counts taken in 2007 by the ICRD at the intersection of Haslett Road and Marsh Road show approximately 14,800 daily trips (eastbound and westbound) and approximately 14,000 daily trips (northbound and southbound) in a 24 hour period.

### **Staff Analysis**

The special use permit review criteria in Section 86-126 are used to evaluate the request to establish a private ambulance transportation facility at 1673 Haslett Road. A special use permit is required since the private ambulance transportation facility is not a use permitted by right in the C-2 (Commercial) district.

The applicant has provided information to staff stating the facility services non-emergency ambulance transfer requests. The facility will have two ambulances and one wheelchair accessible van located on site and parked behind the building. The facility is operational 24 hours a day, seven days a week. Four to six employees will be on site during the day hours of 5:00 a.m. to 7:00 p.m. Two to four employees will be on site between the overnight hours of 7:00 p.m. to 5:00 a.m. Two front parking spaces will be occupied by facility staff during the hours of operation. The applicant anticipates less than 20 runs per day for non-emergency transport from the facility.

The applicant has indicated ambulances and non-emergency vehicles are expected to enter the site from the westernmost access drive on Haslett Road, and when a transport is requested, vehicles will exit the site only from the westernmost access drive from Haslett Road. The applicant has stated no emergency related services are provided from the facility.

**SUP #17021 (Patriot Ambulance)  
Planning Commission (3/27/2017)  
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**Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit to establish an ambulance transportation facility. A resolution will be provided at a future meeting.

**Attachments**

1. Special Use Permit Application and attachments

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2017\SUP 17021 (Patriot Ambulance)\Staff Report\SUP 17021(Patriot Ambulance).pc1

CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Patriot Ambulance Service Inc  
Address of Applicant 5189 Commerce Rd Flint, MI 48507  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Interest in property (circle one): Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Option \_\_\_\_\_ Other \_\_\_\_\_  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 1673 Haslett Rd # 31  
Legal description (please attach if necessary) \_\_\_\_\_  
Current zoning See Attached  
Use for which permit is requested / project name \_\_\_\_\_  
Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) See Attached  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name See Attached  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross \_\_\_\_\_ Net \_\_\_\_\_
- F. Explain the project and development phases:
- G. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_  
garages \_\_\_\_\_ Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_  
\_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_

Part II

SUP REQUEST STANDARDS  
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes     No    (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

*[Signature]*  
Signature of Applicant

2-16-17  
Date

Jeffrey York  
Type/Print Name

Fee: 500.00

Received by/Date: 2-21-17 *[Signature]*

## SPECIAL USE PERMIT APPLICATION

### Part I

#### A. Patriot Ambulance Service

5189 Commerce Rd. Flint, MI 48507

Dispatch:810-742-5449

Fax:810-742-5366

Office:810-742-5391

Cell:517-927-4679

Email: [mstanley@patriotambulance.net](mailto:mstanley@patriotambulance.net)

Interest in property: Tenant (Patriot Ambulance will reside as the sole tenant)

#### B. 1673 Haslett Rd. Ste.31, Haslett, MI 48840

Legal Description: M10-33-1 COM AT CEN OF SEC 10 S 00 DEG 32' 45" E 386.2 FT ALNG NS 1/4 LN OF SEC 10 TO PT ON S'LY R/W LI OF HASLETT RD BEING 50 FT S OF C/L- N 87 DEG 58'26" E 305.57 FT- S 27 DEG 40'15" E 96.51 FT- N 87 DEG 58'26" E 30 FT- S 01 DEG 52'21" E 514.92 FT TO C/L OF RABY RD- N 89 DEG 55'56" W 391.40 FT ALNG SD C/L TO NS 1/4 LI OF SEC 10- N 0 DEG 32' 45" W 587.82 FT TO BEG ON SE 1/4 SEC 10 T4NR1W - 5.148 A. ALSO THAT PART OF ABANDONED RABY ROAD ROW 33'X391' AS RECORDED IN L2594 P568

Zoning: C2

Business not directly specified in zoning ordinance- Ambulance Transportation: Any persons (the general public) requesting medical transportation, whether emergency or nonemergency would receive an ambulance dispatched to their location from the above listed site. The site would staff employees for ambulance response 24 hours a day, year round.

Ordinance number: Chapter 86 Article IV Division 3 86-404

(c) Uses permitted by right.

(6) Libraries, post offices, fire and police stations, and similar public service buildings.

C. Does Not Apply

D. Does Not Apply

E. Acreage of property: Gross <1      Net <1

F. Phase 1: Furnish the interior of the space to accommodate staff for 24 hour operation and office staff.

Phase 2: Begin responding to calls for service.

There will be no proposed changes to any exterior portions of the property.

G. Total number of:

Existing structures 1, bedrooms 0, offices 0, parking spaces , carports 0, garages 0

Proposed structures 0, bedrooms 2, offices 2, parking spaces 0, carports 0, Garages 0

H. Square Footage: Existing building 1680 sq/ft proposed building N/A

Usable Floor Area: Existing building 1680 sq/ft proposed building N/A

I. Day shift: 4-6 full and part time employees

Night shift: 2-4 full and part time employees

J. Not Applicable

K. Not Applicable

L. 1. Attached

2. Attached

3. Attached

4. Attached

5. Attached

6. Not Applicable: <20 direction trips projected in a 24 hour period. Transporting units are projected to be actively moving throughout the Ingham, Eaton, and Clinton county areas during daytime hours. General daytime hours are considered 5:00 a.m. to 7:00 p.m. for ambulance transfer services.

7. Not Applicable: There is no need or proposal to change any existing natural features at any stage of this project or after.

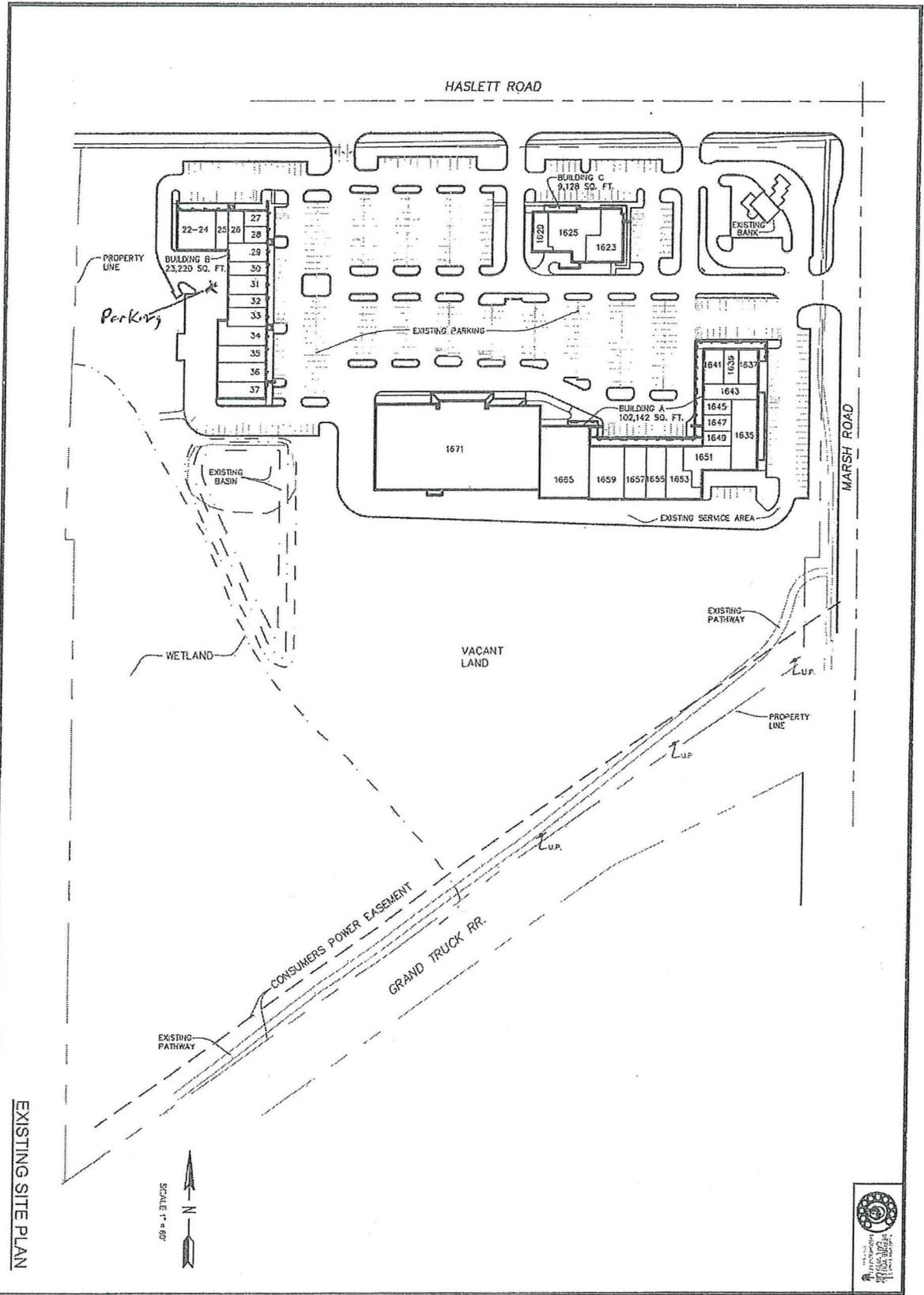
M. Any other information specified by the Director of Community Planning and Development.

N. Not Applicable

O. Not Applicable

P. Not Applicable

Q. Not Applicable



EXISTING SITE PLAN



SHEET NO. 1 of 1  
PROJECT NO. 07059.0A

**CB RICHARD ELLIS/ MARTIN**  
**HASLETT VILLAGE SQUARE**  
HASLETT, MERIDIAN TWP., MICHIGAN

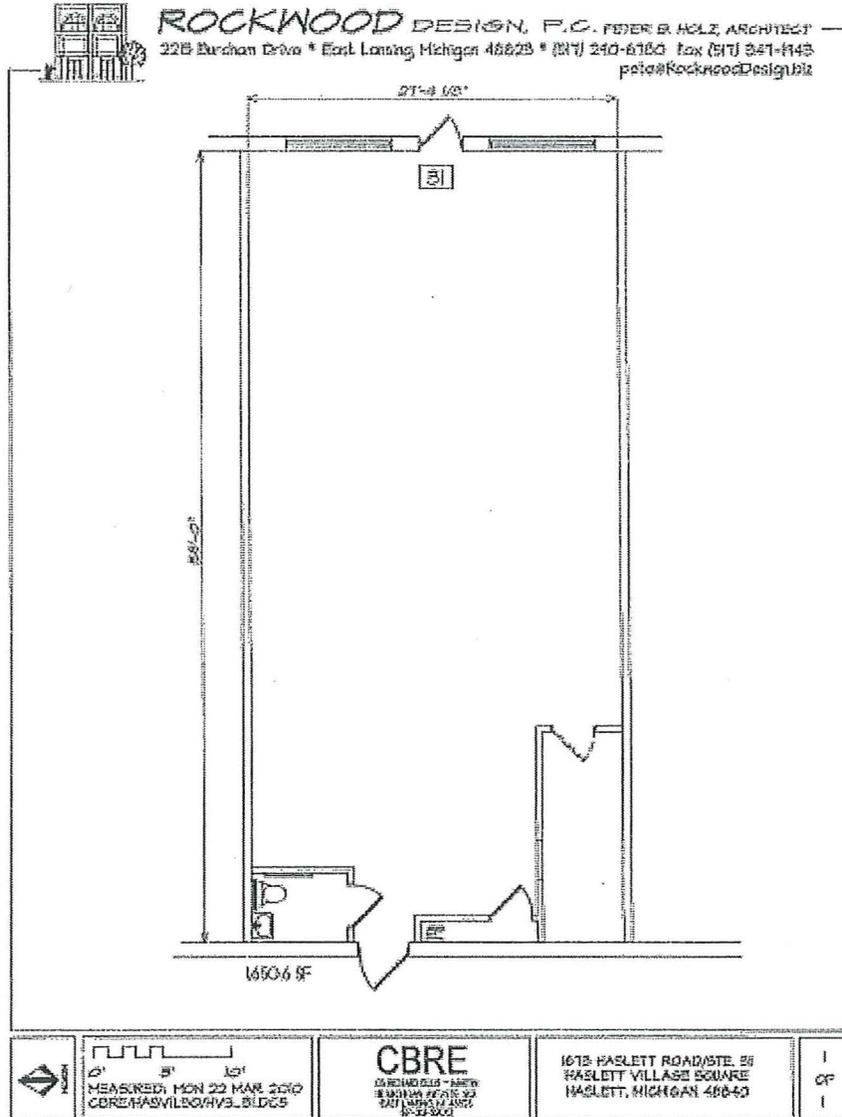
**HENNE & ASSOCIATES, INC.**  
ARCHITECTS

environmental engineering surveying & landscape architecture services  
10000 GRAND TRUCK ROAD, SUITE 200, HASLETT, MICHIGAN 48840-1000

NO.	REVISIONS	DATE	BY



# EXHIBIT A Floor Plan





## MEMORANDUM

**TO:** Planning Commission

**FROM:**

Peter Menser  
Senior Planner

Jennifer Quinlivan  
Assistant Planner

**DATE:** March 24, 2017

**RE:** Special Use Permit #17011 (Verizon Wireless), install 90-foot tall wireless communication tower at 4888 Dawn Avenue.

The Planning Commission held the public hearing for Special Use Permit #17011 at the March 13, 2017 meeting. No objections were raised regarding the installation of a cell tower at the proposed location. At the meeting the Planning Commission agreed to consider a resolution for approval of 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 to establish a wireless communication tower. A resolution to approve is attached.

### Attachment

1. Resolution to approve

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2017\SUP 17011 (Verizon Wireless)\SUP 17011.pc2

**RESOLUTION TO APPROVE**

**Special Use Permit #17011  
(Verizon Wireless)  
4888 Dawn Avenue**

**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 27th day of March 2017, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Verizon Wireless requested a special use permit (SUP #17011) to install a 90-tall foot wireless communication tower, associated equipment shelter and generator within a 2,500 square foot leased area covering portions of a 0.847 acre site addressed as 4888 Dawn Ave and zoned I (Industrial); and

WHEREAS, a non-stealth wireless communication tower is a use permitted by special use permit in the Industrial district pursuant to Section 86-438(d) of the Wireless Communication Facilities Overlay District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #17011 at its meeting on March 13, 2017, and has reviewed the staff material forwarded under a cover memorandum dated March 9, 2017; and

WHEREAS, the proposed wireless communication tower and facility is consistent with the intent of maximizing the use of new wireless communication towers and facilities, as the monopole tower has been designed to allow future co-locators; and

WHEREAS, minimal traffic will occur on the site as a result of the tower installation; and

WHEREAS, extension of public utilities is not required.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #17011 subject to the following conditions:

1. Approval is granted in accordance with the plans dated January 13, 2017, prepared by Midwestern Consulting, and associated materials submitted by the applicant, subject to revisions as required.
2. Site plan review is required for the construction of the project, subject to final approval by the Director of Community Planning and Development.
3. The final site plan and landscaping plan shall be subject to the review and approval of the Director of Community Planning and Development. Existing landscaping located outside the leased area shall not be trimmed or removed to accommodate the new wireless communication tower without prior approval of the Director of Community Planning and Development.





**To:** Planning Commission

**From:** *Peter Menser*  
Peter Menser  
Senior Planner

**Date:** March 24, 2017

**Re:** Rezoning #16060 (Summer Park Realty), rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the March 13, 2017 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend denial of the rezoning request at the next meeting.

- Motion to adopt the attached resolution to recommend denial of Rezoning #16060.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend denial of the proposed rezoning is attached.

### **Attachment**

1. Resolution to recommend denial

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2016\16060 (Summer Park Realty)\REZ 16060.pc6.doc

**RESOLUTION TO DENY**

**Rezoning #16060  
Summer Park Realty  
2847 Lake Lansing 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 27th day of March, 2017, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Summer Park Realty requested a rezoning of approximately 157 acres at 2847 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the Planning Commission held a public hearing on November 14, 2016 and discussed the proposed rezoning at its meetings on November 14, 2016, November 21, 2016, January 23, 2017, February 27, 2017, and March 13, 2017; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memoranda dated November 8, 2016, November 17, 2016, January 19, 2017, February 22, 2017, and March 9, 2017; and

WHEREAS, maintaining the current RR (Rural Residential) zoning on the subject property will minimize negative impacts to the environmental features on the subject property, and to surrounding properties, including but not limited to wetlands, water features, unstable soils, storm water drainage, and wildlife habitat; and

WHEREAS, the current RR (Rural Residential) zoning on the subject property has been in place and has been under use as a golf course for many decades, during which time the surrounding properties have developed with reasonable reliance by the surrounding owners that the subject property would continue at a low density; and

WHEREAS, the current RR (Rural Residential) zoning on the subject property must be considered in connection with the applicant's additional acreage to the south of the subject property, which properties have for many years been used as a single parcel and which the applicant purchased as a single parcel, and considering the subject property and the additional property to the south as a single parcel that is already zoned RAA (Single Family, Low Density), the applicant has a reasonable opportunity to develop the combined single parcel at a total density that will allow the applicant a reasonable use of the entire property and a reasonable return on the investment the applicant has made in purchasing the subject property; and

**Resolution to Deny  
Rezoning #16060 (Summer Park Realty)  
Page 2**

WHEREAS, the current RR (Rural Residential) zoning on the subject property, together with the RAA (Single Family, Low Density) zoning of the applicant's property to the south of the subject property, permits the applicant to develop the entire combined property as a planned unit development, which will allow the applicant to flexibly develop the entire property and to take advantage of increased densities as permitted by Section 86-439 of the Township Zoning Ordinance and to further enhance the economic return from the applicant's investment in the subject property, without the need for rezoning the subject property from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) zoning of the subject property and the RAA (Single Family, Low Density) zoning of the applicant's additional property to the south of the subject property, which together consist as a single parcel; and

WHEREAS, the current RR (Rural Residential) zoning allows the existing land use as a golf course and potential future development of single family homes as uses permitted by right; and

WHEREAS, the applicant offered conditions for the rezoning in a letter dated March 7, 2017, including the following conditions:

"1. The permitted density of a maximum of 314 residential units on the 157 acre parcel proposed to be rezoned from RR to RAA."

"2. Public Utilities are available and have adequate capacity to service the development or maximum capacity available not to exceed 314 residential units."

"3. A planned development will be permitted, consistent with the uses permitted by Section 86-439 of the 2002 Meridian Township Zoning Ordinance. Allowing for 50% of open space as required in Section 86-439(c)(8)."

WHEREAS, the applicant's proposed conditions for the rezoning as stated above would not sufficiently lessen the negative impacts of the applicant's proposed rezoning, but would likely increase the negative impacts of the applicant's proposed rezoning of the subject property by further increasing the total number of residential units that could be developed on the applicant's entire combined property.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres at 2847 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density).

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

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

ABSENT/ABSTAIN: \_\_\_\_\_





**To:** Planning Commission

**From:**   
Peter Menser  
Senior Planner

**Date:** March 24, 2017

**Re:** Mixed Use Planned Unit Development (MUPUD) #16024 (Capstone Collegiate Communities, LLC), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.

The MUPUD request was last discussed at the March 13, 2017 Planning Commission meeting. At the meeting the applicant provided an overview of the revised plans for the project. The revised project consists of one 4-story apartment building, a 2-story, 34,760 square foot parking garage, and 65 3-story townhouses. 159 residential units are proposed, for a total of 237,248 square feet of residential space. The following significant changes were made to the site plan:

- Reduction in the total number of units in the project from 290 to 159.
- Reduction in the total number of bedrooms in the project from 621 to 462.
- Elimination of the apartment building along Eyde Parkway.
- Addition of two townhouse buildings in the former location of the apartment building.
- Reduction of the parking garage from 116,000 square feet to 34,760 square feet.
- Addition of a driveway off Hannah Boulevard.
- Relocation of the driveway on Eyde Parkway to align with the driveway to The Lodges II.
- Removal of the proposed pool.

The following is a brief review of the revised project.

### **Apartment Building**

A 4-story apartment building, identified as Building #1 on the submitted site plans, is proposed at the southwest corner of Hannah Boulevard and Eyde Parkway. The building is 90,146 square feet in size and has 94 residential units. There are 12 1-bedroom units, 56 2-bedroom units, and 26 3-bedroom units. There are a total number of 202 bedrooms in Building #1.

### **Townhouses**

There are 65 townhouses proposed, 18 units in the north project area and 47 units across Eyde Parkway to the southeast. The townhouses are grouped into 11 buildings, each with a different number of residential units. There are two 3-unit buildings, two 4-unit buildings, three 6-unit buildings, one 7-unit building, two 8-unit buildings, and one 10-unit building. Each townhouse has four bedrooms, for a total of 260 beds. Eight out of the 10 townhouse buildings have a 2-car garage on the 1<sup>st</sup> (ground) floor of each unit.

### **Streets and Traffic**

The driveway onto Eyde Parkway from the north project area was revised to meet Ingham County Road Department (ICRD) spacing requirements and to align with the driveway for The Lodges II development. The ICRD has also noted that the parallel parking proposed along the west side of Eyde Parkway is prohibited because of a "No Parking" Traffic Control Order (TCO) issued by the Michigan State Police.

### **Motor Vehicle Parking**

A total of 434 parking spaces is shown on the site plan, comprised of a mix of surface parking, ramp parking, ground level garage parking under the townhouses, and on-street. 34 of the 38 proposed parking spaces will be lost due to the prohibition of on-street parking along the west side of Eyde Parkway, reducing the number of proposed parking spaces to 400.

The Township parking ordinance requires two parking spaces for each dwelling unit. 159 dwelling units are proposed, so a minimum of 318 parking spaces are required for the project.

### **Bicycle Parking**

One bicycle parking space for every 10 required vehicle parking spaces is required. 40 inverted U-type bicycle parking racks are proposed in several areas around the development. Each rack provides space for two bicycles for a total of 80 bicycle parking spaces.

### **Impervious surface coverage**

The maximum impervious surface coverage allowed in the C-2 zoning district is 70 percent. The site plan shows 59.81 percent impervious for the portion located in the C-2 zoning district on the north side of Eyde Parkway. For the southern project area in the PO zoning district the maximum impervious surface allowed is 75 percent. In reviewing the impervious surface plan, staff has determined the 43,500 square foot area in the southeast corner of the site located in the RAA (Single Family, Low Density) zoning district cannot be counted as impervious surface for the project as it is not a part of the MUPUD. While the north project area remains the same, staff recalculated the impervious surface figures for the south project area and overall project. The revised impervious surface coverage for the south project area is 54.32 percent. The overall project impervious surface coverage is 57.02 percent. After revision, the project remains below the maximum impervious surface coverage allowed.

### **Amenities**

One or more amenities are required for every MUPUD project. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-440(e)(2) of the MUPUD ordinance. The revised site plan lists the following amenities on Sheets 2 and 3: recreational resources (parks), community center/clubhouse with Wi-Fi, covered bike rack areas, bike racks, outdoor amenity, and sidewalks that connect to Township sidewalks, and recycle area.

The uncovered bike racks are required as part of the zoning ordinance and therefore cannot be counted as an amenity. An area for the outdoor amenity is shown adjacent to the apartment building, but details were not provided. The project also includes amenities not listed on the site plan, including multilevel parking, porches, and underground utilities.

### **Waiver requests**

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the revised site plan the applicant is requesting the following waivers for the Hannah Farms East project.

#### *Front yard setback*

A 25 foot front yard setback from the street right-of-way (ROW) line is required along Hannah Boulevard and Eyde Parkway. At its closest point the apartment building is setback approximately 2.56 feet from the Hannah Boulevard ROW and 12.76 feet from the Eyde Parkway ROW.

#### *Rear yard setback*

A 15 foot rear yard setback is required in the C-2 (Commercial) zoning district. The proposed parking ramp is located approximately 11.02 feet from the western property line.

The PO (Professional and Office) zoning district requires a 50 foot rear yard setback from an adjacent residential zoning district boundary. The proposed townhouses border the RAA (Single Family, Low Density) at the east and the RR (Rural Residential) zoning district on the south. The townhouses are setback approximately 10 feet from the RAA zoning district line at the east.

#### *Parking setbacks*

Where a parking area adjoins the same or any other nonresidential district a landscaped buffer at least 15 feet wide must be provided between the parking area and the property line. The surface parking lot on the north side of Eyde Parkway is located approximately two feet off the western property line. The surface lot on the south side of Eyde Parkway is located 11.41 feet from the western property line.

### **Review Period**

The public hearing for the MUPUD request was held on December 19, 2016. The MUPUD ordinance requires that the Planning Commission make a recommendation to the Township Board within 60 days of the public hearing. The 60 day period expired on February 17, 2017, at which time the applicant provided a 45 day extension to March 29. Due to the upcoming expiration of the review period, the Planning Commission must act and provide a recommendation on the MUPUD at the March 27, 2017 meeting. As consensus on the project has not yet been reached, a resolution to recommend approval of the request is attached for consideration. Failure of the resolution to recommend approval will result in a recommendation to deny the request. If there is not support for the resolution, members of the Planning Commission must provide reasons as to why the project should be recommended for denial.

- Motion to adopt the attached resolution to recommend approval of MUPUD #16024.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. A resolution to recommend approval of the MUPUD is attached.

### **Attachment**

1. Resolution to recommend approval with conditions

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2016\MUPUD 16024 (Capstone)/MUPUD 16024.pc4

**RESOLUTION TO APPROVE**

**Mixed Use Planned Unit Development #16024  
Capstone Collegiate Communities, LLC  
Hannah Boulevard/Eyde Parkway**

**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 27th day of March, 2017 at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Capstone Collegiate Communities, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on approximately 10.60 acres at Hannah Boulevard/Eyde Parkway consisting of a 4-story apartment building, 2-story parking garage, and 65 townhouses for a total of 159 residential units and 462 bedrooms (273,459 total square feet); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 19, 2016 and discussed the proposed MUPUD at its meetings on January 9, 2017 and March 13, 2017; and

WHEREAS the Planning Commission has reviewed and discussed the staff material provided under memoranda dated December 13, 2016, January 5, 2017, and March 10, 2017; and

WHEREAS, the subject site is located in the C-2 (Commercial) and PO (Professional and Office) zoning districts, which allow for a mixed used planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board Policy #1.5(2), which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential units that exist in close proximity to commercial establishments and is within walking distance of Michigan State University; and

WHEREAS, public water and sanitary sewer is available to serve the proposed mixed use planned unit development; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #16024, subject to the following conditions:

**Resolution to Approve  
MUPUD #16024 (Capstone)  
Page 2**

1. The recommendation for approval is based on the site plan prepared by Kebs, Inc., dated March 9, 2017 and received by the Township on March 9, 2017, subject to revisions as required.
2. The MUPUD #16024 shall be contingent on the approval of Special Use Permit (SUP) #16111 (Capstone).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities: recreational resources (parks), community center/clubhouse with Wi-Fi, covered bike rack areas, connecting sidewalks, a recycling area, multilevel parking, and underground utilities.
4. The waivers requested for front yard setback, rear yard setback, and parking setbacks are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated March 9, 2017 and received by the Township on March 9, 2017.
5. Any future building additions or expansions to the buildings will require modification to MUPUD #16024 and SUP #16111.
6. Building materials shall respect the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals, if required.
9. All utility service distribution lines shall be installed underground.
10. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
11. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
12. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
13. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.





**To:** Planning Commission

**From:**   
Peter Menser  
Senior Planner

**Date:** March 24, 2017

**Re:** Special Use Permit (SUP) #16111 (Capstone Collegiate Communities, LLC), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

In conjunction with Mixed Use Planned Unit Development (MUPUD) #16024, a special use permit is being requested to construct Hannah Farms East, a multiple family residential project consisting of one 4-story apartment building, a 2-story, 34,760 square foot parking garage, and 65 3-story townhouses. 159 residential units are proposed. The special use permit (SUP) is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area.

The total size of all buildings in the project is 273,459 square feet, which consists of 237,248 square feet of residential space, a 1,450 maintenance building, and a 34,760 square foot parking deck. The total project site is approximately 10.60 acres in size.

Due to the upcoming expiration of the related MUPUD review period, the Planning Commission is required to make a recommendation to the Township Board on the MUPUD at the March 27, 2017 meeting. As SUP #16111 is related to the MUPUD, the Planning Commission should consider making a recommendation on the SUP at the same meeting. As consensus on the project has not yet been reached, a resolution to recommend approval of the request is attached for consideration. Failure of the resolution to recommend approval will result in a recommendation to deny the request. If there is not support for the resolution, members of the Planning Commission must provide reasons as to why the project should be recommended for denial.

- Motion to adopt the attached resolution to recommend approval of SUP #16111.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the special use permit. A resolution to recommend approval of the special use permit is attached.

### **Attachment**

1. Resolution to approve with conditions

**RESOLUTION TO APPROVE**

**Special Use Permit #16111  
Capstone Collegiate Communities, LLC  
Hannah Boulevard/Eyde Parkway**

**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 27th day of March, 2017 at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Capstone Collegiate Communities, LLC has submitted a request to construct Hannah Farms East, a mixed use project on approximately 10.60 acres at Hannah Boulevard/Eyde Parkway totaling approximately 273,459 square feet; and

WHEREAS, a special use permit is required to construct a building or group of buildings greater than 25,000 square feet in total size; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 19, 2016 and discussed the SUP at its meetings on January 9, 2017 and March 13, 2017; and

WHEREAS, the Planning Commission has reviewed and discussed the staff material provided under memoranda dated December 13, 2016, January 5, 2017, and March 10, 2017; and

WHEREAS, the subject site is located in the C-2 (Commercial) and PO (Professional and Office) zoning districts, which allows for the proposed project; and

WHEREAS, the proposed project has been designed to be harmonious and appropriate with the existing uses surrounding the site; and

WHEREAS, the proposed project is in furtherance of Township Board Policy #1.5(2), which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential units that exist in close proximity to commercial establishments and is within walking distance of Michigan State University; and

WHEREAS, public water and sanitary sewer is available to serve the proposed mixed use planned unit development.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit (SUP) #16111, subject to the following conditions:

**Resolution to Approve  
SUP #16111 (Capstone)  
Page 2**

1. The recommendation for approval is based on the site plan prepared by Kebs, Inc., dated March 9, 2017 and received by the Township on March 9, 2017, subject to revisions as required.
2. The special use permit shall be contingent on the approval of MUPUD #16024 (Capstone).
3. Any future building additions or expansions to the buildings will require modification to SUP #16111 and MUPUD #16024.
4. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals, if required.
5. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and completed in accordance with the Township Engineering Design and Construction Standards.

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

\_\_\_\_\_

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 27th day of March 2017.

\_\_\_\_\_  
Dante Ianni  
Planning Commission Chair