

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

February 24, 2014

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

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. February 3, 2014 Work Session Meeting
 - B. February 10, 2014 Regular Meeting
4. Public remarks
5. Communications
 - A. BJ Rycus REZ #14020 (Hagan)
 - B. Adam Goss REZ #14020 (Hagan)
 - C. Jan and Larry Schoemaker REZ #14020 (Hagan)
6. Public Hearings
 - A. Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road
 - B. Rezoning #14030 (Fedewa), request to rezone approximately 5.2 acres from RR (Rural Residential) to C-2 (Commercial) located on Saginaw Highway northeast of Lake Lansing Road
7. Unfinished Business
 - A. Rezoning # 14020 (Okemos Road, LLC/Hagan), request to rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office)
 - B. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications

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11. Site Plans received
12. Site Plans approved
13. Public Remarks
14. Adjournment

Post Script: Holly Cordill

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE
PLANNING COMMISSION AGENDA**

**March 10, 2014
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings

2. Unfinished Business
 - A. Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road

 - B. Rezoning #14030 (Fedewa), request to rezone approximately 5.2 acres from RR (Rural Residential) to C-2 (Commercial) located on Saginaw Highway northeast of Lake Lansing Road

 - C. Zoning Amendment #14010 (Meridian Township), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana

 - D. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment

3. Other Business

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

DRAFT

February 3, 2014

5151 Marsh Road, Okemos, MI 48864-1198
Nelson Room – Public Safety Building, 517-853-4560

PRESENT: Chair Jackson, Commissioners Deits, Hildebrandt, Ianni, Salehi, Scott-Craig, Cordill,
Honicky, and DeLind
ABSENT: None
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Jackson called the work session meeting to order at approximately 7:07 P.M.

2. Approval of agenda

Commissioner Hildebrandt moved to approve the agenda. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Commission Review #12053 (Planning Commission)

- Summary of joint committee meeting: Township Board's habit of sending information to the Planning Commission without enough background to work with, Kieselbach memorandum prepared to explain support of Township Board map revision
- Map Areas 4, 5, and 6 defended for public health, safety and welfare reasons
- Map Area 2 and 3 supported by Haslett Public Schools' needs
- Map Area 3 represents sprawl development
- No consideration of alternative sewer systems
- Replacement septic systems at the trailer park, Spagnuolo's, and lots in Ponderosa
- Potential bankruptcy for businesses required to hook up to system if they have spent money to update on-site systems
- Gamble development won't occur in the Mud Lake district within the payback period
- Public hearing for assessment districts will identify public objection or support
- Township Board relied on expert opinions
- Township Board defining areas to direct development into
- Urban service boundary represents the areas the Township prefers to develop first rather than all that are developable
- Criteria #1 of Tri-County's report states a preference for infill over greenfield, Township Master Plan looks for infill, Township Board urban service map is sprawl
- Unclear as to the advantage to changing the line for Area 3 now
- Potential devaluation of properties if septic fails
- Economic burden on property owners required to hook-up

- Environmental Protection Agency (EPA) provides numerous examples of options for on-site septic systems
- Don't change the boundary before it is known if development will occur
- Area 3 contributes to sprawl, unwilling to support relatively new Areas 5 & 6
- Area 2 and Area 4 make sense, already developed
- Possibly add Areas 5 and 6 at a later date
- When is a property owner required to connect to public utilities – time frame, payment schedule
- Impacts of septic systems on water tables, wetlands
- What type of system was installed at trailer park—are all trailers connected to the same line
- Likelihood those who have replaced systems will not agree to assessment districts
- Area #4 result of septic system failures
- More options available for on-site systems
- Property values increase with public utilities
- No planned development areas depicted, only low density rural residential
- Do the people living in these areas want public utilities
- Remainder of Area 6 and trailer park land in Area 5 worth more with public utilities
- Is there liability to the Township if owners in any of the six areas are forced to connect to utilities
- Population projections should come into play when deciding where future land use should occur
- Don't provide for new development if high vacancy rate
- Extend utilities only when needed
- Millennials don't want to live in suburban subdivisions
- Decision based on potential for improving property values, health and safety
- What's the next step for the Planning Commission
- Need to review each area individually
- More transparency needed
- Not enough time at regular meetings to discuss the issue thoroughly
- Consider planning and policy issues

Commissioner Cordill left at approximately 9:15 p.m.

- Memo as justification for Board's decisions
- Specific facts to back-up the bullet points needed to understand the Board's decisions
- Request for updated water and sewer maps
- How is an assessment district created
- General USB purpose to increase development or cap development at a certain point
- No boundary line is better than a bad boundary line
- Undeveloped land is cheap, infill is expensive
- Is it the intent to develop the eastern 1/3 of the Township to Meridian Road
- In the last ten years, how many incidents, homes lost to fire, due to lack of public water
- Does the ordinance require hook-up to water if within 200 feet of public service
- Request for staff to prepare resolution to approve with Areas 1-6 listed separately.

5. Public remarks

None

6. Adjournment

Commissioner Ianni moved to adjourn the meeting. Seconded by Commissioner DeLind.

VOICE VOTE: Motion carried 8-0.

The meeting adjourned at approximately 9:32 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 10, 2014**

DRAFT

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

PRESENT: Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Jackson, Salehi, Scott-Craig
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Associate Planner Rick Brown, Principal Planner Principal Planner Oranchak

1. Call meeting to order

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

2. Approval of agenda

Commissioner Salehi moved to approve the agenda amended as follows:

- **Add SUP #13121 and CR #13053 as the first two unfinished business items**

Seconded by Commissioner Hildebrandt.

Planning Commission and staff discussion:

- Concern with the Township Attorney's statement that the Planning Commission did not make a decision on SUP #13121
- Township Board did not ask the Planning Commission to do anything further
- SUP #13121 was on appeal to the Township Board
- Township Board has all the authority to make the decision regarding the appeal
- The Planning Commission was asked to hold a public hearing and provide other information deemed necessary
- The Planning Commission fulfilled its obligations regarding the Township Board's request when it held the public hearing and sent a resolution back to the Board
- The SUP is in the Board's venue at this time because it is the body handling the appeal
- When a SUP is appealed to the Township Board, they take over the responsibility of making a decision on that appeal
- The Planning Commission did not take an affirmative vote on the SUP; therefore, no action was taken
- Planning Commissioner belief the Board sent the SUP back to the Planning Commission and requested the Commission act on it
- Planning Commissioner belief the Board is interpreting movement by the Planning Commission on this issue as inaction and it was the Planning Commission's responsibility to act on it
- The Township Board did not request further consideration by the Commission on SUP #13121 after the Planning Commission dealt with the SUP request at its January 13, 2014 meeting
- The Township Board asked the Planning Commission to make a recommendation on the Autumn Park residents' appeal of SUP #13121
- Planning Commissioner belief it is in everyone's best interest to make very clear the Commission's intent was to deny SUP #13121
- SUP #13121 is not before the Planning Commission and the Commission does not have the authority to place the special use permit (SUP) on its agenda
- Only reason the Board sent back the SUP to the Planning Commission for further review was to correct a procedural error

- Final decision of this appeal is at the Board level
- No fee involved for the Autumn Park Condominium owners to appeal
- Inquiry if a motion to deny would have had more legal stature in the appeal process
- Staff belief the Planning Commission's decision on the SUP was clear as it did not approve the SUP due to lack of a majority of votes on the issue
- Authority on this issue currently rests with the Township Board
- Legal standing of a resolution to approve which did not pass v. resolution to deny
- If there was a necessity for the Planning Commission to act on a resolution to deny subsequent to its vote on the resolution to approve which did not pass, the Board would have sent the SUP back to the Planning Commission for such action
- Resolutions to deny are usually prepared when no Planning Commissioner will read a resolution to approve or second a resolution to approve, resulting in nothing on the table for action
- Concern with the Township Attorney's statement during a recent Board meeting that seems to indicate a resolution to approve which does not pass is not interpreted as a denial
- Appellant has been and still is the Autumn Park Condominium owners
- Suggestion to ask the Township Attorney to clarify her remarks at the February 4, 2014 Board meeting
- Creating a resolution to deny this evening is not practical
- Request for staff to prepare a resolution to deny for SUP #13121 and CR #13053
- Legality of the Planning Commission placing these items on tonight's agenda without proper notice

Commissioner Cordill moved to approve the agenda as submitted. Seconded by Commissioner DeLind.

VOICE VOTE: Motion carried 7-2 (Hildebrandt, Salehi)

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of January 27, 2014. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 9-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Brenda Green, 6622 White Clover Drive, East Lansing, responded to questions asked by Planning Commissioners during the January 27, 2014 public hearing on SUP #14011.

Neil Bowlby, 46020 Beechwood Drive, Haslett, believed a resolution to deny for SUP #13121 is warranted, as failure to pass a resolution is equivalent to inaction; therefore the Planning Commission has not fulfilled the Board's request to take action. He requested maps be included in the public packet when they are germane to the discussion to take place. He spoke to septic systems in the Ponderosa subdivision which have successfully been replaced relative to the urban services management area discussion on septic system failures within the subdivision.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed the Planning Commission's non-approval of SUP #13121 and CR #13053 was not interpreted as a denial by some members of the Township Board.

Chair Jackson closed public remarks.

5. Communications (None)

Brett Rycus, 2185 White Owl Way, Okemos; RE: Support for Rezoning #14020
Adam Goss, 3911 Sandelewood Drive, Okemos; RE: Support for Rezoning #14020
Jan and Larry Shoemaker, 2143 Raleigh, Okemos; RE: Support for Rezoning #14020

6. Public hearings

A. Rezoning # 14020 (Hagan), request to rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office)

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

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated February 6, 2014.
- Applicant
David Pierson, attorney for Okemos Road, LLC, McClelland & Anderson, 1305 S. Washington Avenue, Lansing, noted the comprehensive development plans since the 1970s show a large area to the south across the west side of Okemos and to the north which has long been designated multiple family development for this area of the Township. He added the west side of Okemos Road across from the subject property and to the south on both sides of Okemos Road has been rezoned and developed as office, a transition and buffer to the single family to the north and east of Okemos Road. Mr. Pierson indicated the advantage to office is that it is primarily a day time use and low intensity relative to its effect on nearby surrounding uses (day care and church to the south and the fire station directly across the street). He stated the current zoning is rural residential (RR), with well and septic on the property while acknowledging public water and sewer is available to the site.

Mr. Pierson did not believe the property had much value in its current condition, as the buyer would not likely live there. He noted quads and duplexes back up to the subject property and an eleven unit apartment building to the north is free standing and doesn't encourage a connection to make a useful larger development. Mr. Pierson stated the owners believe that office is a good use. He noted the user which will be attracted to this location will be different from one that preferred space in an office complex, similar to the complex across the road. Mr. Pierson offered Dr. Tenaglia's building as an example of the type of user who wants road exposure in an effort to draw people. He noted the applicant had originally drawn plans for a 10,000 square foot building, but the engineer noted 7,500 square feet is the limit which can be placed on the subject parcel and still comply with the Township's setback, landscaping and parking requirements. Mr. Pierson acknowledged the owner does not have a signed tenant for the property at this time.

- Public
Jim Robison, 3877 Hemmingway, Okemos, spoke in opposition to the proposed rezoning. He stated that at one time, Okemos Road was zoned as a buffer between development to the west and the residential use of the area to the east. Mr. Robison indicated there are many PO zoned vacancies at the intersection of Jolly and Okemos Road. He expressed concern with zoning "creep" along Okemos Road.

Jim Rypkema, 2167 Heritage Avenue, Okemos, expressed concern regarding development between his subdivision, Briarwood, and property to the south. As a homeowner near that area, he would like the RR zoning designation to remain.

Lynne Page, 3912 Raleigh Drive, Okemos, expressed opposition to the rezoning request. She believed it spot zoning from RR to PO which is inconsistent with the Master Plan. Ms. Page spoke in favor of redevelopment of the property as single family residential use is not the best use of the property. She stated uses permitted by right and by SUP on Okemos Road are more consistent with the Master Plan and the residential dwellings surrounding the property. Ms. Page expressed concern if this residential parcel is rezoned to PO, all the remaining residential uses to the north from Fox Hollow to Kinawa Drive would have the potential to be similarly rezoned to a commercial or PO use, much to the detriment of the seven (7) contiguous subdivisions.

- Planning Commission discussion:

Commissioner Janni asked if it would be possible to rezone this property to RC or RD in conformance with the Master Plan to allow the applicant to have more productive use of the property while keeping it “in line” with the current zoning under the plan as a residential use.

Principal Planner Oranchak responded the Planning Commission can make a recommendation to the Township Board that the RD or RDD zoning designation is more appropriate, but that is not what the applicant has requested.

Commissioner Salehi noted the Master Plan’s Future Land Use Map intends for a rezoning of that entire area as residential with density. He noted the merits of Mr. Pierson’s argument that single family residential (RR) is not currently an appropriate zoning designation, but the Master Plan denotes a different direction for that parcel.

Commissioner Deits stated that a RC or RD zoning designation for this property would be a more intensive use and would have greater impact on traffic on Okemos Road, while acknowledging that infill development is a “good thing” and the Planning Commission has been presented with an opportunity to place infill residential at this location. He stated rezoning this property to PO would allow for a possible mixed use planned unit development (MUPUD) in the future, noting that the use is not before this body. Commissioner Deits added that many other uses allowed by right or SUP have a much more intensive use than PO and the Planning Commission needs to decide what type of intensity it sees for this site.

Commissioner Cordill requested information be included in the upcoming packet regarding trip generations by higher intensity residential. She stated PO is usually considered a transitional use between multi-family and single family as it typically has a day-time use and a lower impact than other uses.

Commissioner DeLind inquired if the traffic study is inclusive of the residential zoning options as well as the proposed use.

Principal Planner Oranchak responded the traffic engineer only looked at professional office uses and selected a higher traffic generator in the office use category. She noted a comparison was not made between the higher density residential uses proposed by the Master Plan.

Commissioner Hildebrandt asked if the applicant could come to the Planning Commission for a SUP for whatever PO they are considering as a non-residential use in a residential district.

Principal Planner Oranchak did not believe so, as there are very limited office type uses allowed by SUP in the non-residential use category.

Commissioner Hildebrandt inquired if there is any office-type use by right for RD or RDD.

Principal Planner Oranchak responded the non-residential uses are typically the same as PO.

Commissioner Hildebrandt added the rezoning to PO may at some point fall back into being vacant as PO has been, and is currently, hard to fill.

Commissioner Scott Craig stated his review of the uses permitted by SUP for PO and some of the other residential uses (e.g., RC) and believed there are more intrusive uses in some of the residential uses than in PO.

Principal Planner Oranchak believed that could be the case.

Commissioner Scott Craig stated the parcel seemed “orphaned” as it is surrounded by various types of development which will not change in the future. He did not believe this parcel will experience any type of residential use and thought the PO use proposed was likely one of the better choices.

Commissioner Deits believed one of the ways around the current situation on the subject site is a MUPUD with residential in the rear. He added leaving the parcel RR would not allow for that option and was unsure if increasing the density to allow some type of multi-family development is commercially viable.

Commissioner Salehi believed a SUP for a non-residential use in a residential district a preferable option to rezoning the parcel PO, as two properties directly to the south received a SUP for a non-residential use in a residential district (i.e., child day care and a church). He spoke to the theory of zoning “creep.

Commissioner Deits inquired if there is a two (2) acre minimum for all non-residential uses in a residential district.

Principal Planner Oranchak responded that is true for uses such as the child care center and the church. She noted there are some uses which do not require a minimum lot size, but most do.

Commissioner Deits added there is not as much flexibility as to the types of uses which could be allowed due to the one-acre size of the parcel.

Commissioner Honicky stated he visited the site and was visually reminded of the predestination of homes along Okemos Road to become non-residential when Okemos Road was widened and made a major artery. He believed PO is one avenue toward that use.

Commissioner Ianni believed the Planning Commission should have control over the process and RD and RDD would ensure, through SUP, that it doesn't encroach on surrounding residential properties. He noted that PO is not a planned future land use for this area as noted in the Master Plan.

Commissioner Salehi inquired if there was a way to restrict the allowed special uses by SUP if the property was rezoned PO.

Principal Planner Oranchak responded it is not possible for the Township to place restrictions on the types of uses permitted when allowed by our ordinance.

Chair Jackson believed if this parcel is rezoned to PO, zoning “creep” will commence as buildings around it are older and the possibility of their redevelopment as PO is increased by the initial placement of PO in the area. She also spoke to the issue of spot zoning as the entire area is currently some type of residential zoning designation. Chair Jackson preferred rezoning to another residential category instead of the PO as request, believing it would provide the applicant with additional options.

Commissioner DeLind added he believed some residential classification will bring the site back in line with surrounding properties for functionality.

Commissioner Deits expressed concern that rezoning it to some type of residential zoning designation did not preclude it from remaining vacant due to its proximity to the fire station across the street. Since the applicant has not stated the intended use and the use is not germane to the Planning Commission discussion, Commissioner Deits indicated members must consider what zoning designation would most likely benefit the community.

Chair Jackson closed the public hearing at 8:24 P.M.

- B. *Special Use Permit #14-13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road

Chair Jackson opened the public hearing at 8:24 P.M.

- **Summary of subject matter**
Associate Planner Brown summarized the special use permit request as outlined in staff memorandum dated February 6, 2014.
- **Applicant**
Public Works and Engineering Director Severy added the proposed amendment to the previous approved SUP is being requested as the bridge needed to be made five (5) feet longer to accommodate separate piers and larger abutments to handle the weight of and traffic on the bridge. He noted the extra fill was required near the north abutment and pushes the bridge slightly to the west while indicating there will be no fill in the floodway. Director Severy stated the retaining wall along the west side of the existing pathway will be extended and pushed further to the west to accommodate most of the added fill. He mentioned seeking an alternate bid to ascertain the cost of making the end of the bridge across the tracks more aesthetically pleasing.
- **Public**
Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of the proposed changes to the pathway. He inquired as to the rationale for removal of one of the two (2) trees larger than 24” in diameter located more than 50 feet from the structure.
- **Planning Commission discussion:**
Commissioner Honicky inquired as to the cost differential between the bridge approved in August and the one before the Planning Commission this evening.

Director Severy responded that he did not have cost estimates with him this evening, but the additional length is only five (5) feet.

Commissioner Honicky asked if the bridge span would be self-supporting.

Director Severy responded it will be a single span bridge between the two piers. He added the bridge will be constructed off-site, trucked to the site and fastened together and lifted into place.

Commissioner Honicky expressed concern with any recoil which would occur with a bridge this length.

Director Severy responded that for such a small increase, no recoil would be detected. He added that the bridge will be designed to allow snow plows to drive across.

Commissioner Cordill expressed appreciation for staff's comment regarding seeking an alternate bid for a more aesthetically pleasing bridge, as she believed that area to be the entryway into downtown Okemos and sets the tone for that portion of the community. She asked staff to respond to earlier public comment regarding tree removal.

Director Severy answered that staff will look into why one of the 24" diameter trees is slated for removal.

Commissioner DeLind voiced his support for the project as it is a way to improve walkability in the downtown area.

Commissioner Deits recommended, if time permits, staff involve the DDA to solicit suggestions for aesthetic improvements. He encouraged a collaboration on the design and promotion of the bridge after its installation.

Chair Jackson closed the public hearing at 8:38 P.M.

Commissioner Deits received permission from the Chair to speak off-topic on the plans for integrating the two ends of the pedestrian bicycle pathway with the existing landscape surrounding the replacement of the Van Atta bridge.

Director Severy responded the bridge project does not include any plans for that, and stated the Township will need to make plans for that connection, noting the north end of the bridge has a steep embankment and will probably require a retaining wall.

Commissioner Deits stated he spoke with Parks and Recreation Director Maisner who indicated the south end has already been taken care of.

Director Severy responded that he believed Ms. Masiner has been working directly with the Ingham County Road Department to place a pathway across the south end.

Commissioner Deits stated that Ms. Maisner referred him to Director Severy for response.

Commissioner Hildebrandt offered her support for making the bridge more aesthetically pleasing, the idea of a grand opening and safer bicycling.

- C. Zoning Amendment #14010 (Meridian Township), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana

Chair Jackson opened the public hearing at 8:38 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the proposed zoning amendment as outlined in staff memorandum dated February 6, 2014.
- Public

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed concern with the proposed medical marihuana home occupation definition which states "...means a primary caregiver who assists more than one qualifying patient in addition to themselves..." would preclude a primary caregiver who serves only one patient. He requested the language be amended to allow a primary caregiver or the primary caregiver and one patient.

- Planning Commission discussion:
Commissioner Ianni stated a Michigan Supreme Court decision was released last week that it is illegal to "zone out" medical marihuana from the community. He indicated the Township Board was very thoughtful in its approach to provide the 500 foot setback from other medical marihuana facilities, which essentially prevents a medical marihuana district. He also commended the Board in its 1,000 foot setback from schools.

Commissioner Cordill expressed concern with language in Section 86-368 (b) (2) regarding a primary caregiver having the ability to serve himself/herself.

Principal Planner Oranchak responded that the aforementioned language is taken directly out of the state act.

Commissioner Cordill inquired as to why churches weren't included in the 500 foot setback.

Principal Planner Oranchak stated while she did not have a response for that rationale, she acknowledged that adults would transport children to a place of worship and children may travel on their own to and from school without an adult present.

Commissioner Cordill asked if language can be included which indicates a percentage (e.g., 25% of the square footage of the house) or 500 feet, whichever is less can be devoted to cultivation.

Principal Planner Oranchak responded that a 25% limit is in the Township's home occupation ordinance.

Chair Jackson reminded Commissioners that although that language is specifically stated in Section 86-368 (RR district), it applies to all residential zoning districts.

Commissioner Honicky expressed concern with the commercialization of medical marihuana in our community as written in the ordinance. He believed very little has "been taken" from other states' experiences and noted there is no language which protects children from access, deals with hybrid medical marihuana and deals with impaired individuals in and around the community.

Commissioner Deits stated there is a political change in the state legislature and regulation of medical marihuana is "imminent." He suggested movement of this issue at the state level should be closely monitored before the Township approves this ordinance. Commissioner Deits pointed out that signage is restricted in the home occupation version, but not C-1, C-2 and industrial district. He expressed concern that 30 caregivers in individual units within a single facility in an industrial district could utilize this process. Commissioner Deits inquired as to why colleges were excluded from the 1,000 foot setback. He asked how this ordinance would fit in with MUPUDs.

Principal Planner Oranchak responded it is currently a use permitted by right.

Commissioner Salehi inquired if there were any distance restrictions from neighboring grow facilities in the RR district.

Principal Planner Oranchak stated there are no grow facilities as allowed in the commercial and industrial districts. She noted the caregiver is allowed to grow in their own home.

Commissioner Salehi asked if there was a distance restriction between homes.

Principal Planner Oranchak responded there is not.

Commissioner Salehi asked if the Township allows for the home manufacture of any other medical drugs.

Principal Planner Oranchak responded she was not aware of any.

Commissioner Salehi believed this medical drug is appropriate only in commercial and industrial districts.

Commissioner Salehi inquired if it is the Planning Commission's responsibility to decide upon a set of zoning ordinances to propose to the Board relative to medical marihuana.

Commissioner Ianni noted the home based caregiver is part of state law. He believed the way the ordinance is written, activity within a home would not be visible to the public as there is no sign in front of a home. Commissioner Ianni stated it is his understanding that under state law, medical marihuana in the home is to be "locked up."

Commissioner Deits inquired if a rented apartment where 72 medical marihuana plants were grown but had no occupant would qualify as a home occupation.

Principal Planner Oranchak responded it would not.

Commissioner Deits asked how the Township would enforce such a scenario.

Principal Planner Oranchak responded it would be a code enforcement issue as a home occupation requires a resident.

Chair Jackson asked if the 500 foot separation between growers applied in multiple family.

Principal Planner Oranchak answered the 500 feet only applies only in non-residential districts.

In response to an inquiry by Commissioner Salehi, Commissioner Ianni explained that state law provides several places where medical marihuana can legally be grown, and the proposed zoning amendment is a decision on where the growing of medical marihuana can be located in the Township.

Commissioner Salehi would like information provided to the Planning Commission which outlines what the state law requires of communities relative to grow facilities in residential areas.

Principal Planner Oranchak responded she will look into the request, while acknowledging that it may not be spelled out as clearly as requested.

Commissioner Scott-Craig added the word dispensary is not contained in the Michigan Medical Marihuana Act (MMMA). He inquired as to what the Planning Commission is deciding with this land use issue. Commissioner Scott-Craig believed going forward at this point in time makes no sense as this issue is one of "shifting sand" due to activity at the state level. He questioned if the site which was set up by residents currently spending time in federal prison would be a caregiver grow and transfer site as defined in this zoning amendment. Commissioner Scott-Craig also questioned if such action by the Township sets up individuals to go to prison. He believed the Planning Commission does not have to be proactive at this time by moving forward with this issue, and questioned the Township's liability in this entire process.

Chair Jackson stated the Board subcommittee spent considerable time on this issue and brought forth the proposed draft for Planning Commission consideration.

Commissioner Deits stated the Board sent this draft to the Planning Commission for its recommendation. He stated the regulatory environment is so uncertain that it is not conducive to passage of this zoning amendment.

Commissioner Ianni clarified that medical marihuana grow facilities are a legally permissible land use under current law which need to be placed in the correct spot within the Township.

Commissioner Honicky noted other communities have elected not to allow any medical marihuana grow facilities or dispensaries within designated land uses. He believed the possibility which has not been raised is that they shouldn't be in our community at all and allow state law to govern.

Commissioner Ianni believed if the Township deferred to state law, the courts would write the ordinance and the Township would then have no control. He believed the Township is in a better position to write its own ordinance.

Principal Planner Oranchak clarified that under the MMMA, a community cannot disallow medical marihuana. She added that dispensaries were sharing medical marihuana from different caregivers, unlike individuals dispensing their own product to their own patients written in this zoning amendment. Principal Planner Oranchak also clarified that the arrest by the federal government in the Township was done because the operation was a commercialization of multiple plants grown to sell.

Commissioner Scott-Craig indicated there were maps contained in the Board packet when it dealt with this issue which showed the areas where these type of facilities would be allowed. He requested that information be provided to the Planning Commission.

Chair Jackson closed the public hearing at 9:21 P.M.

[Chair Jackson recessed the meeting at 9:21 P.M.]

[Chair Jackson reconvened the meeting at 9:26 P.M.]

7. Unfinished Business

- A. Mixed Use Planned Unit Development #14-05054 (DTN), request to revise the space allocation for commercial and office uses in the Hamptons of Meridian

Commissioner Hildebrandt moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby recommends approval of the amendment to Mixed Use Planned Unit Development #14-05054, to allow 8,371 square feet of commercial space within a PO (Professional and Office) zoned mixed use planned unit development, subject to the following conditions:

1. Approval is granted in accordance with the floor plan received by the Township on December 16, 2013, subject to revisions as required.
2. The commercial space on the site shall not exceed 8,371 square feet unless the applicant applies for and receives an amendment to the mixed use planned unit development.
3. All previous conditions placed on the mixed use planned unit development approval shall remain in effect.

Seconded by Commissioner Cordill.

Planning Commission discussion:

- Appreciation that the applicant is expanding
- Amendment would give the applicant flexibility by allowing a blanket 65% for commercial uses
- Planning Commission is making a recommendation to the Township Board
- First change was for only 1% more which was determined by the Director of Community Planning and Development to be a minor amendment and handled at the staff level
- Major v. minor amendment threshold
- Planning Commission approval still allows the Director of CP&D to act on minor amendments
- Using the 65% blanket would allow the applicant not to return if the increase was over the currently requested 62.9%
- Preference to allow the applicant flexibility up to 65%
- Anything over 65% would require the applicant to come back to the Planning Commission
- If the owner desired to return back to office, because it is already zoned such, it would not matter how much they decreased below 65%

Commissioner Deits offered the following friendly amendments:

- Delete the number "8,371" throughout the resolution and insert "8,656"
- Delete "62.9 percent" throughout the resolution and insert "65 percent"
- Delete "4,948 square feet" throughout the resolution and insert "4,661"
- Delete "37.1 percent" throughout the resolution and insert "35 percent"

The maker and seconder accepted the friendly amendments.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #14011 (Green), request to expand an institution for human care at 2077 Haslett Road

Principal Planner Oranchak updated the Planning Commission by stating the Fire Department had no issue with this proposal providing all required safety measures were incorporated, including sprinkling, an alarm system and monitoring. She indicated there is no way to change the parking lot design without obtaining a variance for the side setback. In response to Planning Commissioner inquiry at the last meeting, Principal Planner Oranchak noted the land directly to the south has a single family residence on nearly five (5) acres with frontage on Okemos Road and extends 850 feet to the east. She added the residence is close to Haslett Road and most of the parcel is undeveloped.

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14011 (Green) with the following conditions:

- 1. Approval is granted based on the site plans dated December 20, 2013 prepared by KEBS, Inc. and the elevation plan dated December 20, 2013 prepared by Roger L. Donaldson, AIA, subject to revisions as required.**
- 2. No more than 20 adult residents, aged 55 years or older, shall reside in the adult foster care facility.**
- 3. The applicant shall obtain all necessary approvals, licenses or permits to operate an adult foster care facility for up to 20 persons from the State of Michigan. A copy of the approval shall be submitted to the Department of Community Planning and Development.**
- 4. Special Use Permit #14011 is subject to the approval of variances from the Zoning Board of Appeals including, but not limited to, a variance for the site size of .96 acres, a five foot setback variance for the parking lot's location 15 feet from the west property line, and a 30 foot variance for the addition's location 20 feet from the east property line.**
- 5. Additional landscaping shall be installed along the east and west property lines to screen the building addition and parking lot.**
- 6. Street trees shall be installed along Haslett Road as necessary to comply with Township requirements. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.**
- 7. The final site plan and landscape plan, prepared in compliance with all applicable sections of the Code of Ordinances, shall be subject to the approval of the Director of Community Planning and Development.**
- 8. Along the frontage of 2077 Haslett Road, a seven-foot wide segment of Meridian Township's Pedestrian-Bicycle Pathway shall be constructed in accordance with the Township Engineering Design and Construction Standards.**
- 9. Prior to issuance of any permit for construction activity including grading permits, wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.**

10. The air conditioning compressor shall be evaluated for excess noise production during site plan review. If noise exceeds 50 dBA at a property line, the compressor shall be relocated.
11. The air conditioning compressor shall be properly screened. Solid walls or fencing may be no taller than six feet in height unless the Zoning Board of Appeals grants the necessary height variance.
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. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.
13. Debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.
14. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
15. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
16. A copy of the information that exists on computer for the project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Commissioner Scott-Craig.

Planning Commission and applicant discussion:

- Expansion of a pre-existing use
- Location of the parking lot lighting will not affect neighbors to the east as the parking lot is on the west
- Lighting ordinance requires shielded lighting which must shine on the property only
- Lighting plan will be required during site plan review

Commissioner Hildebrandt offered the following friendly amendment:

- Amend condition #12 after "be used" by inserting "in the parking lot and other areas"

The amendment was accepted by the maker of the motion.

Planning Commission, staff and applicant discussion:

- Applicant use of Mercy Ambulance services on Edson Road for emergencies and lift assists
- Township ordinance requires a minimum two-acre parcel for this use in a residential district and the subject site is less than one acre
- Requested variance for the parcel size not an appropriate action for the Zoning Board of Appeals to consider
- No neighbor voiced an objection to the proposal
- Suggestion to craft a zoning amendment in the future to address these types of uses on smaller parcels

- Concern with age restriction beginning at age 55
- Home for the aged requires the 55 year age limit
- Concern that an adult who is less than 55 years of age may require care
- More than one air conditioning compressor will be located on the site

Commissioner Salehi offered the following friendly amendments:

- Amend condition #10 by inserting "s" after "compressor" for all references
- Amend condition #10 by inserting "aggregate" after "If"
- Amend condition #11 by inserting "s" after "compressor"

The friendly amendments were accepted by the maker of the motion.

Continued Planning Commission discussion:

- Land area is at odds with the building envelope
- Parcel is too small as variances are needed on both sides to make the building fit on the property
- Screening for the air conditioning compressors would be required regardless of location
- If air conditioning compressors exceed the 50 dBA, they must be relocated
- Inquiry if there is a different zoning category which would obviate the immediate problem for this parcel
- This proposal is specific to a non-residential use in a residential district
- Concerns expressed deal with redevelopment issues
- Previous use was non-conforming in a less obtrusive manner

ROLL CALL VOTE: YEAS: Commissioners DeLind, Honicky, Ianni, Salehi, Scott-Craig,
Chair Jackson

NAYS: Commissioner Cordill, Deits, Hildebrandt

Motion carried 6-3.

Commissioner Scott-Craig moved to suspend 5.14 regarding making decisions after 10:00 P.M.
Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried unanimously.

- C. *Special Use Permit #14-13111 (Meridian Township), request to construct a pedestrian-bicycle pathway across the Red Cedar River on the west side of Okemos Road

Commissioner Scott-Craig moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #14-13111 the same night as the public hearing. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried unanimously.

Commissioner DeLind moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby approves Special Use Permit #14-13111 subject to the following conditions:

1. Approval is subject to the revised pathway bridge plan prepared by the Meridian Township Department of Public Works & Engineering, dated January 7, 2014, and the related materials submitted as part of Special Use Permit #14-13111, subject to revisions as required.
2. In no case shall the impoundment capacity of the floodplain be reduced.
3. Fill placed in the floodplain as part of the project shall be protected against erosion.
4. The applicant shall properly dispose of all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.
5. The disposed materials at the off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning & Development.

Seconded by Commissioner Scott-Craig.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, DeLind, Hildebrandt, Honicky, Ianni, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

- D. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment
Commissioner Ianni moved to table this item until the next Planning Commission meeting.
Seconded by Commissioner DeLind.

Planning Commission discussion:

- Preference to have an opportunity to interface with the Township Board at the Joint Meeting on February 18th
- Chair has offered an invitation to the Township Board for a Board representative from the joint urban services management area committee to attend the next regular Planning Commission meeting in an effort to move forward

VOICE VOTE: Motion carried 8-1 (Hildebrandt).

8. **Other Business (None)**

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Deits reported his attendance at this week's Downtown Development Authority meeting where the primary discussion revolved around the cost of the Annual DDA Event this year. He noted residents are encouraged to approach the DDA if they would like to volunteer to help coordinate the activity, noticing the success of the event will depend upon volunteer labor this year. Commissioner Deits added he has voluntarily served as the Planning Commission liaison to the DDA for the last seven (7) years, indicating if another Planning Commission member would like to serve in that capacity, they should contact Chair Jackson. He offered a lengthy description of what the DDA is about and what comes under its purview.

Commissioner Scott-Craig suggested another work session on the 2005 Master Plan amendment be held soon and requested it be televised.

Commissioner Cordill stated the visual build-out of a development is often different than it looks on plans and believed the Planning Commission would be well served by the services of an architect.

Commissioner Hildebrandt commented she watched past township board meetings to gain insight into the urban services management area decision and she is supportive of televised planning commission work sessions on this topic.

Commissioner DeLind announced he is a licensed civil engineer and part of his job is to create and draw construction documents and plans. He availed himself to assist in any way he can. Commissioner DeLind stated the job of a civil engineer is very similar to that of an architect.

Commissioner Salehi believed the Planning Commission should address any of its issues now before the fourth phase of the Hannah development comes before it.

10. New applications

- A. Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road

- B. Rezoning #14030 (Fedewa), request to rezone approximately 5.2 acres from RR (Rural Residential) to C-2 (Commercial) located on Saginaw Highway northeast of Lake Lansing Road

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed support for Zoning Amendment #14010 which would establish definitions and standards for the medical use of marihuana. He also spoke to the completion of the public packet for tonight's meeting.

Chair Jackson closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 10:30 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

Gail Oranchak

From: BJ <spartanbj@rycusflooring.com>
Sent: Monday, February 10, 2014 2:22 PM
To: Gail Oranchak
Subject: Rezoning

Dear Gail,

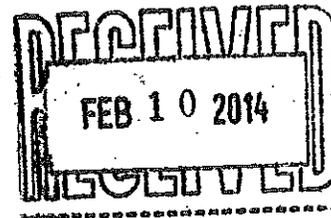
My name is BJ Rycus and I am a resident of Okemos at 2185 White Owl Way. I am writing to support the rezoning of 3698 Okemos road to professional office from rural residential. As a resident of Okemos, I have watched this property turn into an eyesore for the residents and visitors to Okemos. It needs to be torn down and redeveloped. The adjacent and surrounding areas are already a part of thriving commercial area and one if the reasons I chose to live with my wife and daughter in Okemos.

Furthermore, Matt Hagan and his company, Hagan Realty, have proven through the years, with their vast East Lansing ventures and properties, to be model developers and landlords.

I fully support this rezoning and urge you to do the same.

Thank you for your support and dedication to the community.

BJ Rycus
Okemos Resident
VP-Rycus Flooring
HBA Member



Gail Oranchak

From: Adam Goss <agoss@mysummitbank.com>
Sent: Monday, February 10, 2014 2:51 PM
To: Gail Oranchak
Subject: Re: SUP #14020 (Okemos Road, LLC) rezoning

2-10-14

Re: SUP #14020 (Okemos Road, LLC) Rezoning

Ms. Gail Oranchak,

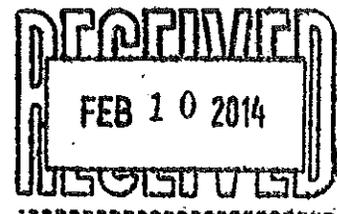
I am writing to you voice my approval for the rezoning of the property at 3698 from RR to PO. I have been living in Briarwood for my entire life and for as long as I can remember that property has always been an eyesore to the community.

I have known and worked with the Hagan family for many years and they always demonstrate honesty and integrity in everything they do. I know they will do a good job with the property and produce something that is not only useful to the area but something the community can be proud of.

Thank you for your time and have a great day!

Adam Goss
Vice President- Relationship Manager
Summit Community Bank
2151 W. Grand River
Okemos, MI 48864
Direct Line: (517) 853-5961
Fax: (517) 853-5811
agoss@mysummitbank.com

This correspondence may contain information that is confidential, proprietary or "non-public personal information" as that term is defined in the Gramm-Leach-Bliley Act (collectively, "Confidential Information"). The Confidential Information is disclosed conditioned upon your agreement that you will treat all Confidential Information confidentially and in accordance with applicable law, ensure that such information is not used or disclosed except for the limited purpose for which it is being provided and will notify and cooperate with Summit Community Bank regarding any requested disclosure or any unauthorized disclosure or use of any Confidential Information. By accepting and reviewing the Confidential Information you agree to indemnify Summit Community Bank against any losses or expenses, including attorney's fees that Summit Community Bank may incur as a result of any unauthorized use or disclosure of the Confidential Information due to your acts or omissions. If this correspondence is received by a party other than the intended recipient, you are requested to immediately notify us of the erroneous delivery and return to us all information so delivered.



Gail Oranchak

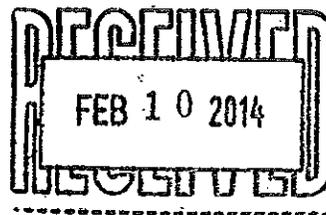
From: Larry Shoemaker <larryshoe44@yahoo.com>
Sent: Monday, February 10, 2014 3:45 PM
To: Gail Oranchak
Subject: 3698 Okemos Road

Gail Oranchak,

My wife and I have lived at 2143 Raleigh Drive in the Briarwood subdivision for the past fifteen years. We know the people who run the HRI real estate company quite well and have always known them to be a very reliable organization. They are very well capitalized and do high quality work on the projects they develop.

It is my understanding that they have purchased a property at 3698 Okemos Road and would now like this property to be rezoned from RR to PO. As one who drives by this property on a regular basis I know it is starting to look a little run down and I'm sure that allowing HRI to go ahead with the improvements they have planned would enhance the value and appearance of the property.

Jan and Larry Shoemaker



**Special Use Permit #14031
(Friesen)
February 24, 2014**

APPLICANT: Rodney and Kimberly Friesen
10888 Beach Court
Perrinton, MI 48871

STATUS OF APPLICANT: Option to purchase

REQUEST: Establish and "International House" for up to six students

ZONING: RR (Rural Residential)

LOCATION: 2500 Haslett Road

AREA OF SUBJECT SITE: Approximately 3.75 acres

EXISTING LAND USE: Single family residence

MASTER PLAN DESIGNATION: Residential 1.25 – 3.5 du/a

**EXISTING LAND USES
IN SURROUNDING AREA:** North: Single Family Residential (Wood Creek Subdivision)
South: Haslett Road
East: Single Family Residential
West: Single Family Residential

**CURRENT ZONING
IN SURROUNDING AREA:** North: RAA (Single Family – Low Density)
South: RR (Rural Residential)
East: RR (Rural Residential)
West: RA (Single Family – Medium Density)

**COMP PLAN DESIGNATION
IN SURROUNDING AREA:** North: Residential 1.25 – 3.5 du/a
South: Residential 1.25 – 3.5 du/a
East: Residential 1.25 – 3.5 du/a
West: Residential 1.25 – 3.5 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: February 20, 2014

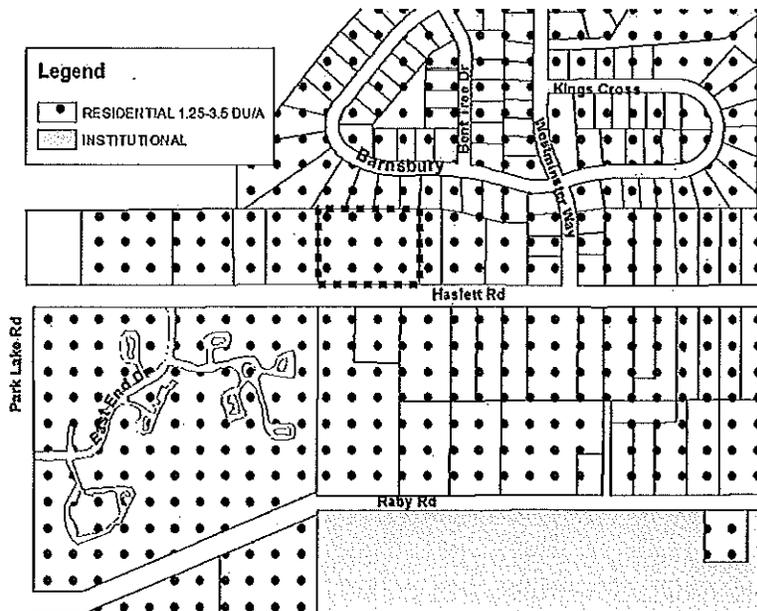
RE: Special Use Permit #14031 (Friesen), request to establish group housing for up to six international students at 2500 Haslett Road

Rodney and Kimberly Friesen have requested a special use permit to establish an "International House" where two to six students live with them in their primary residence. The applicants have an option to purchase 2500 Haslett Road contingent on receiving a special use permit for the proposed use. The request is being evaluated under Section 86-659 Other Special Use since the use is not similar to any other use listed in the zoning ordinance. 2500 Haslett Road is approximately 3.75 net acres, located on the north side of Haslett Road approximately 1,500 feet east of Park Lake Road. It is zoned RR (Rural Residential). The use does not require a special license or permissions from the state or county but must be registered with Meridian Township as a rental property. The applicant has not proposed any changes to the approximate 6,000 square foot, 5- bedroom, 4.5 bath house that would modify the footprint of the principal structure.

Master Plan

The 2005 Master Plan designates the subject site in the Residential 1.25-3.5 du/acre category.

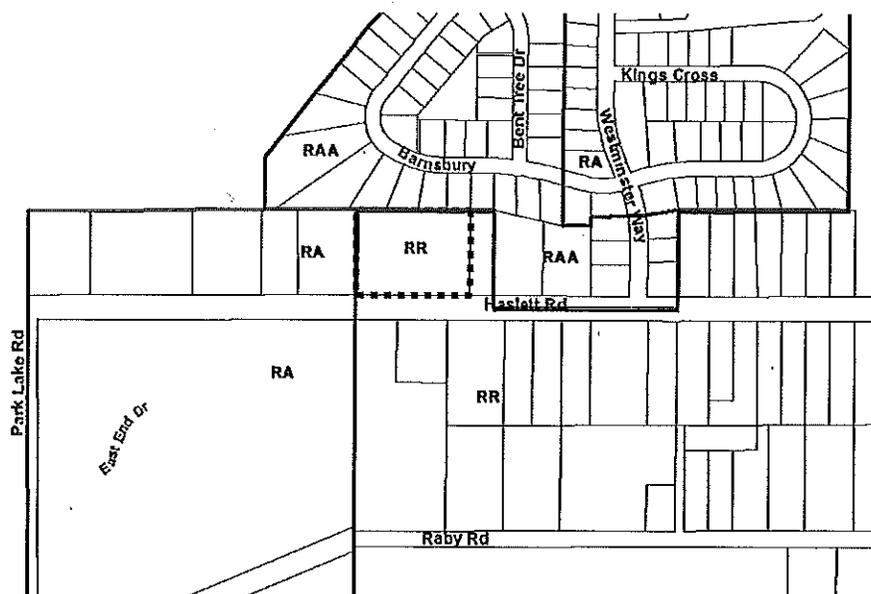
FUTURE LAND USE MAP



Zoning

2500 Haslett Road is zoned RR (Rural Residential). Minimum lot width and lot area requirements in the RR district are 200 feet and 40,000 square feet respectively. With 470 feet of lot width and 163,350 square feet of lot area the site exceeds the requirements of the RR district.

ZONING MAP



Physical Features

The site is located on the north side of Haslett Road, east of Park Lake Road. The single-family residence was constructed in 1969. An outdoor swimming pool was added in 1972 and a tennis court once occupied an area near the property's northeast corner where the site abuts lots in the Wood Creek subdivision. Vegetation on the site consists of a combination of mature deciduous and evergreen trees along the east and west property lines and primarily deciduous trees along the north property line. Landscaping on the remainder of the residential site consists of an open grassy area east of the house and typical ornamental shrubs and plantings.

Site topography is generally flat east of the residence with an elevation of 874.6 feet above mean sea level. West of the residence, elevation dips from 874.6 feet near the house to approximately 848 feet at the southwest corner of the site. The Flood Insurance Rate Map shows floodplain in the far southwest corner of the site where elevations are the lowest. The Township Wetland Map shows wetlands may be present in the far southwest corner of site.

Streets & Traffic

The site is approximately 1,500 feet east of the intersection of Haslett Road and Park Lake Road. Haslett Road provides direct access to the site. Section 86-367 of the zoning ordinance is a map titled Street Setbacks and Service Drives. Haslett Road is designated on the map as a Minor Arterial street. The roadway is four lanes wide. The most recent Ingham County Road

Department traffic counts taken in 2007 show an average of 7,477 westbound and 8,337 eastbound vehicle trips in a 24-hour period, a total of 15,814 vehicle trips.

Information provided by the applicant indicated "students will be discouraged from having a car" even though "the house has a four-car garage and adequate parking." The Institute of Transportation Engineers Trip Generation Manual provides per vehicle trip generation rates for single-family residential housing. Even with potentially eight vehicles, trip generation does not rise to a rate where a traffic study is necessary as shown in the chart below.

Single-Family Detached Housing – 8-vehicle Household		
	Vehicle Trips	Entering/Exiting
Weekday	48.16	24.08/24.08
Weekday, AM peak hour	4.08	1.27/2.81
Weekday, PM peak hour	5.36	3.54/1.82

CATA Bus Route 22/23 travels eastbound and westbound on Haslett Road to the Meridian Mall and Michigan State University. The stops nearest the subject site are west of the site near the intersection of Haslett Road and Park Lake Road and east of the site near the intersection of Haslett Road and Westminster Way. The stops are signed.

The Township's Pedestrian-Bicycle pathway plan shows an existing pathway along the north side of Haslett Road. Gaps are present along the south side of Haslett Road. Travelling westbound, toward Michigan State University, a pedestrian may travel along the Township pathway on the north side of the street to the intersection of Haslett Road and Park Lake Road. Then cross to the south side of the Haslett Road continuing on the sidewalk in the City of East Lansing west to Hagadorn Road.

Utilities

The site is connected to the Township's public water and sanitary sewer systems.

Staff Analysis

The applicants have requested a special use permit to offer living quarters for two to six international students in a home that they intend to purchase as their primary residence. The request is being considered as an "Other Special Use." The Planning Commission should evaluate the request based on compliance with the nine general review criteria found in Section 86-126, and direction provided in Section 86-659 of the Code of Ordinances, Other Special Uses. Section 86-659 states other uses may be considered "as long as they will not be generally injurious by depreciating quality and value of such property and will not be generally injurious to the community as a whole, and further will be held to certain minimum standards of construction and operation as determined by the Planning Commission." The Commission may place appropriate conditions on an approval to address concerns that may arise.

Using aerial photography, it appears the structure is setback approximately 118 feet from the centerline of Haslett Road, 162 feet from the west property line, 230 from the east property line and 175 feet from the north property line. Impervious surfaces associated with the residence,

and 175 feet from the north property line. Impervious surfaces associated with the residence, driveway, swimming pool and patio occupy approximately 18,600 square feet of the 163,650 square foot site making it approximately 11.4 percent impervious.

As documentation provided with the application indicates, the Hope Network of West Michigan used this site as an adult foster care facility for traumatically brain-injured residents until 1999. Because it served six or fewer residents, a special use permit as a non-residential use in a residential district was not required.

If the Planning Commission approves the special use permit, the applicant will be required to go through site plan review at which time landscaping, motor vehicle and bicycle parking, lighting, and other site related issues will be evaluated for compliance with Township regulations.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A resolution will be provided for a decision at a future meeting.

Attachments

1. Special Use Permit Application and supporting documents
2. Special Use Permit Criteria

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 Rodney L. and Kimberly Carlisle Friesen
 Address of Applicant 10888 Beach Ct. Perrinton, MI 48871 Email rod.friesen@adm.com
 Telephone - Work 989-682-9066 Home 989-682-8323 Fax 989-682-9066
 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 2500 Haslett Rd
 Legal description (please attach if necessary)
 Current zoning Rd
 Use for which permit is requested / project name _____
 Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 4.29 Net 3.75
- F. Explain the project and development phases: Survey owner disclosure
- G. Total number of:
 Existing: structures 1 bedrooms 6 offices 1 parking spaces _____ carports _____
 garages _____ Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____
 garages _____ 2 more possible bedrooms need egress windows
- H. Square footage: existing buildings 6019 proposed buildings _____
 Usable Floor area: existing buildings 6019 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 _____

Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

K. If Multiple Housing:

Total acres of property _____
 Acres in floodplain _____ Percent of total _____
 Acres in wetland (not in floodplain) _____ Percent of total _____
 Total dwelling units _____
 Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent _____ Condo _____
 Number of garden style apartments: for Rent _____ Condo _____
 Number of other dwellings: for Rent _____ Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste failings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.
- S.

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

1-15-14
Date

Rod Friesen DVM
Type/Print Name

Fee: \$ 500

Received by/Date: [Signature] 1.15.14

For the last 20 years my wife and I have worked with MSU extension by hosting IFYE (International 4-H Youth Exchange) students in our home for two to eight week periods of time. In 2008 one of our neighbors working with international students through a student led campus group told us of the need for international students to visit American homes. We offered to host some students for a day during the upcoming Labor Day Weekend. We expected him to bring 12 to 15 students but he showed up with 55 kids. We had a great time and managed to build relationships with some of the students that have continued to this day. This gathering worked well for us to build contacts with incoming students so we have continued to host a yearly gathering for the incoming freshmen. Since then we've had groups of two to six of these students visiting our home for holidays and weekends. We've also taken students up north skiing, visited them in their apartments and gone to their graduation ceremonies. Often their parents will visit the States to attend graduation ceremonies which gives us the opportunity to host their parents in our home also.

We've heard that a large majority of international students come to the States, study for four to eight years, get a degree and go home without ever seeing the inside of an American home. We feel that a combination of campus life and Hollywood doesn't demonstrate "real" American life. We have had comments from students visiting our home that show this. For example at one Thanksgiving dinner a student said "We didn't know that Americans knew how to eat good food." I guess home cooked meals taste better than dorm food. Another comment was "You are nice to us, when we work in the cafeteria the supervisor has the little Chinese girls move the heavy tables around while the big American boys set out the tableware. We've also noticed that often internationals live on campus for a year then move off campus and live with other students in enclaves of the same nationality. We've seen in some cases that proficiency in the English language will actually decrease because of this isolation. Many influential people in other countries have been educated in the USA. We would like to help potential leaders that are here now, know that life in the States that is more than "Hollywood" and "campus life".

Kim and I would like permission to establish an "International House" where two to six students can live with us. We'd like students from more than one nationality that are outgoing and social who will bring their friends home to visit. We hope to demonstrate American home life, help with cultural adjustments and help to facilitate cultural understanding among different international groups. We have spent over two years trying to find a house that would meet zoning requirements and be suitable to house students. We feel that using the residence at 2500 Haslett Road for this purpose would fit in with current zoning plans. The house is located on 3.7 acres and is screened by trees on all sides. It located at least 200 feet from other houses in all four directions. It is 550 yards from a bus stop where the students could get transportation to campus. Students would be discouraged from having a car even though the house has a four car garage with adequate parking. It is located on Haslett Road that traffic studies done in 2005 and 2008 show weekday traffic running between 15,000 and 16,000 cars per day with peaks as high as 1000 cars per hour. This house was licensed as an adult foster care small group home from May 9, 1997 to April 5, 1999 for six traumatically brain injured residents. The license #AS330074393 was issued to Hope Network.

According to a study done by the National Association for Foreign Student Advisors for the 2012-2013 academic year, there were 6,759 international students at MSU bringing 243

million dollars into the local economy and creating almost 4,000 jobs. International students are important to Meridian Township both economically and culturally.

The property is on parcel 33-02-02-09-301-006, with legal description M 9-10 9-10-4 & 9-10-3-1 COM AT W ¼ POST OF SEC 9- THE E 470.4 FT ALONG E-W ¼ LINE-S 397.73 FT TO C/L OF HASLETT RD-W ALONG SAID CEN LINE 470 FT TO W SEC LINE-N ALONG W SEC LINE TO BEG – SEC 9 T4NR1W 4.29 A.



RICK SNYDER
GOVERNOR

State of Michigan
DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN
DIRECTOR

December 17, 2013

Kim Friesen

Sent Via Electronic Mail

RE: Hope Network Haslett Road #AS330074393

Dear Ms. Friesen:

This letter is in response to your request dated December 16, 2013, and received via electronic mail for licensing information pertaining to the above.

A search of our data base was conducted and the following information was located:

An adult foster care small group home license, #AS330074393, was issued to Hope Network Haslett Road facility on May 9, 1997. The facility was located at 2500 Haslett Road, East Lansing, Michigan, and was closed on April 5, 1999. The licensee was Hope Network West Michigan located at 781 36th St., S.E., Grand Rapids, Michigan. The population served was Traumatologically Brain Injured. The closed licensing file no longer exist as it has been purged in accordance with the three-year retention schedule.

Should you have any questions, please feel free to contact me at (517) 284-9704.

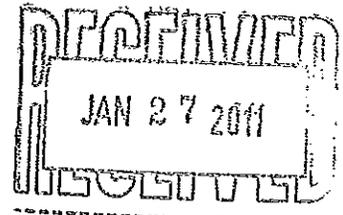
Sincerely,

Denise Clemens

Denise Clemens, FOIA Liaison
Bureau of Children and Adult Licensing
Michigan Department of Human Services
P.O. Box 30650
Lansing, MI 48909-8150

*closed Head Injury Facility from
Sept 1986 to March 1999 per current owners*

DRAFT Rental Agreement for Rod and Kim Friesen



Application

- Potential renters must be international students with valid visa and legal status. (due to restrictions of special use permit granted by Meridian Township)
- Potential renters must fill out a rental application.
- Acceptance will be based on the owners' discretion and the availability of space.
- The potential renter must agree to abide by all house rules outlined in this document by signing the rental agreement.
- The owners reserve the right to terminate rental agreement because of behavior that does not conform to the rules outlined below.

Rental Rates

- A deposit of one month's rent plus a \$250 deposit for potential damages will be collected when the contract is signed. The deposit will be refundable upon inspection after renter has left the house at the end of the rental contract.
- The rates for rental will include meals, room, utilities and use of laundry facilities. The rate will be _____ per month due on the first of the month.
- Rent can be paid by cash or check. A \$50 fee will be assessed for any returned check or late payment. If a check is returned the rent must be paid in cash until the end of the contract. The last month's rent must be paid in cash.

Keys

- The key will be issued after collection of deposit and first month's rent and at the time of occupancy. It is absolutely prohibited to duplicate keys. If a key is lost, a new one will be issued by the owners at a cost of \$50. The house key is to be returned at termination of contract.

Meals

- Breakfast items will be provided and the dinner schedule for the week will be established on the Saturday before the week begins. Dinner will be at 6 p.m. and attendance is expected if possible. One guest per meal is welcome. Arrangements for more guests can be made with the owners. The owners need to be notified if not attending dinner or bringing a guest by noon. For pest control measures, eating in your room is not allowed.

Procedure for Checkout

- Before a resident's security deposit is returned, their room is inspected. The room, desk, drawers and closet must be cleaned. The room and kitchen should be free of personal belongings. Residents are expected to leave their forwarding address, and it is important to notify the Post Office of the new address as well. Mail should not continue coming to the house once a resident leaves. A cleaning fee will be charged to those who do not adequately clean their rooms before departure. The house key must be returned at checkout.

Overnight Guests

- All overnight guests must have prior approval by the owners.
- There will be no guests of the opposite sex staying in resident rooms
- A fee may apply

Insurance

- The owners will carry insurance required by the State of Michigan covering the building, its contents and general liability.
- The residents must take responsibility for their own health, safety and personal belongings.
- The renters are expected to have their own life, health, accident and tenant's insurance.

DRAFT Rental Agreement for Rod and Kim Friesen

Facilities

- General facilities
 - o Keep all common areas picked up of personal belongings
 - o A television, DVD player, pool table, and ping pong table will be provided
 - o Paper towels, toilet paper, trash can liners, and light bulbs will be provided by owners. These things should be used conservatively and not removed from the house
 - o Turn off lights when not in use
 - o No movement of furniture without prior approval of owners
 - o No adjustment of thermostat without prior approval of owners
 - o The fireplaces are to be used only with owner approval
 - o Eating in designated areas only
 - o No alcohol is allowed in any areas by residents
 - o No smoking is allowed in any areas by residents
 - o No illegal drugs are allowed in any area by a resident
 - o No display or use of sexually explicit, violent or offensive material in any area by a resident
 - o Any necessary repairs should be reported to the owners for proper action
- Main Kitchen
 - o Wash all pots and pans with soap and hot water
 - o Wipe all tables and counters
 - o Clean up stove top and any oven spills
 - o Make sure oven and burners are off
 - o Return everything to its proper place
 - o Sweep/clean floors as needed
 - o Use of kitchen is a privilege, failure to accept the responsibilities involved will result in the closing of the area to everyone
- Lower level kitchen
 - o No cooking is allowed in the area except for heating water in the proper container
 - o Paper plates, cups and disposable silverware will be provided
 - o Wipe all tables and counters
 - o Return everything to its proper place
 - o Sweep/clean floors as needed
 - o Resident may store food in the refrigerator if it is labeled with name and date
 - o Use of kitchen is a privilege, failure to accept the responsibilities involved will result in the closing of the area to everyone
- Residents rooms
 - o A bed, dresser and desk will be provided in each room
 - o Each resident is expected to keep their room clean and neat
 - o Food and cooking in the residents room is prohibited
 - o Vacuum cleaner and cleaning supplies will be provided by owners
 - o Trash should be placed in provided containers for weekly pickup
 - o No electrical appliances (including portable heaters, air conditioners, microwaves or small refrigerators) are permitted in the room
 - o No nails or holes are to be made in the walls without the owners approval
 - o There may be times when the owners need to access the residents room. If the resident is home permission will be asked. However, the owners reserve the right of access to all rooms

DRAFT Rental Agreement for Rod and Kim Friesen

- Bathrooms
 - o The bathrooms will be shared by several residents
 - o They must be maintained daily by each person using the space
 - o Please clean the sink area and shower after each use
 - o Toilet paper will be provided, please take care not to put an excessive amount in the toilets and only toilet paper
- Laundry
 - o A washer and dryer are located on the lower level for residents use
 - o Please use only the provided laundry detergent in the washer
 - o Please use proper load size
 - o Please clean lint filter in the dryer before use
 - o Do not leave clothes in the laundry area
 - o Do not try to fix malfunctions of the machines, notify owners
- Parking
 - o There is limited parking available for residents
 - o There will be an additional \$50 per month fee for parking
 - o Parking must be in assigned spots
 - o Parking privileges may not be available for all residents
- Pets
 - o Residents are not allowed to have pets
 - o Owners pets are not allowed in residents rooms
- Pool and outside space
 - o Use of outside spaces is restricted from 8 a.m. to 10 p.m. unless approved by owners
 - o Any use of the pool must be approved by owners
 - o Use of the outside decks is encouraged
- Storage
 - o Limited storage outside of residents rooms may be available for a fee
- Internet access
 - o Internet service will be provided and is included in the monthly rental fee

Security and Safety

- Security
 - o The house must be locked at all times
 - o When leaving the house, residents are expected to make sure the door locks behind them
 - o Strangers and non-residents are not allowed in the house unescorted. They may wait in the vestibule for the resident they wish to see.
- Safety
 - o The house will be equipped with smoke detectors and fire extinguishers
 - o Residents will be require to know the operation of the fire extinguishers
 - o Residents will be made aware of the plan of escape from the house in case of emergency
 - o If the smoke detector in your room begins to beep, notify the owners immediately so the battery can be replaced

DRAFT Rental Agreement for Rod and Kim Friesen

Family life

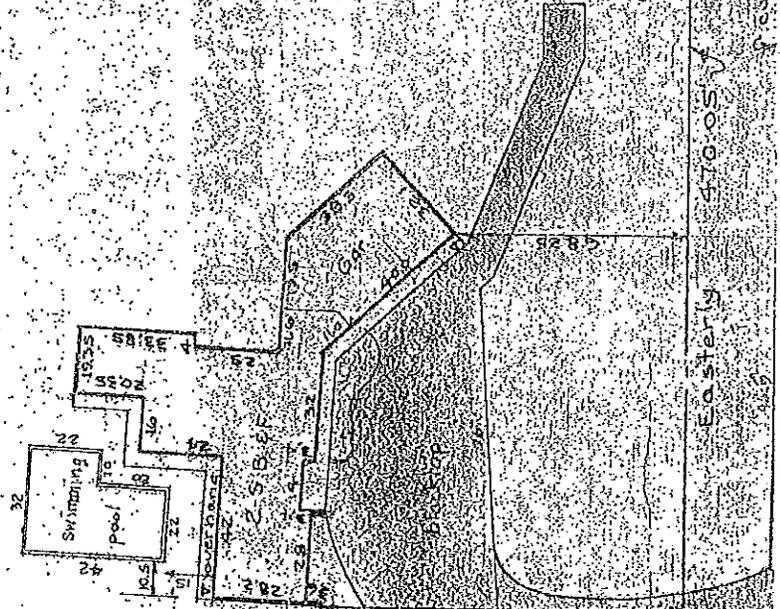
- Attendance at dinner is expected on a regular basis
- Quiet hours will be from 10 p.m. to 7 a.m. every week day and 11 p.m. to 7 a.m. on Friday and Saturday
- Residents may organize activities that are open to all members of the house
- Gatherings including more than 5 non-residents need prior approval of the owners
- The owners will periodically plan activities that involve all residents that may include, but are not limited to game nights, local excursions, outside activities such as BBQs (weather permitting)
- There may be opportunity for the residents to join the owners in community service activities
- Periodic meetings may be held to discuss how the household is running
- Periodic work days for maintenance of the house may be scheduled
- Minor household chores will be assigned to all members of the household
- English is required in all common areas of the house

A final note

Kim and Rod Friesen, as owners and permanent residents of the house, sincerely hope that each international student has an enjoyable and enriching experience at our home. We desire that each resident and guest will be treated with dignity and respect and contribute to an atmosphere of understanding and support. We want each person to contribute to make it a true community of cross-cultural friendship.

Northerly 347.75

1000



Easterly 476.05

SOUTH 440.0

1000

Friesen, Rod

From: Bao Zhang <zhangbao@msu.edu>
Sent: Saturday, January 25, 2014 6:35 PM
To: Friesen, Rod
Subject: Recommendation Letter_Abby Zhang

To whom it may concern:

As an international student in the United State, I always appreciate the help from the Friesen's. The first time I met them was in the beginning of my freshman year. They gave me the warmest welcome and hug me like my real family. Every Thanksgiving and Christmas, the Friesen's invite all the international students they know to come to their house and have a wonderful dinner. Helping us get used to the college in the United States, Rod and Kim are always willing to provide the most useful suggestion to us. For example, help the international students find a good car or be a listener when we are upset. Therefore, I really hope that the Friesen's can get permit from Meridian Township to allow international students to live in the house with them and be able to help more international students.

If you have any questions, please feel free to send me an email to zhangbao@msu.edu

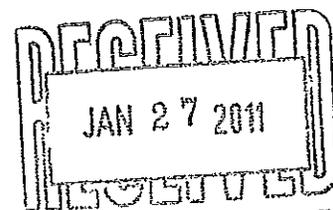
--
Bao(Abby) Zhang
Master of Marketing Research
Michigan State University
zhangbao@msu.edu

Good Luck Rod and Kim!

Let me know if you want me to write more for the letter.

Sincerely,

Abby

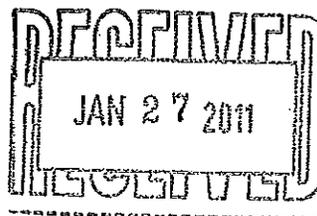


To who may consider,

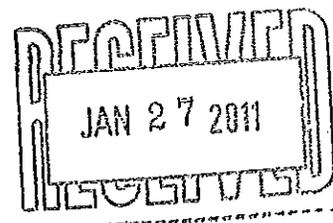
Friesen's family is one of the kindest families I have ever met in my life. Rod Friesen is the host father of my roommate's, he invited us to ski last winter, and that is how we meet at the first time. He drive us to his house, get to know us, provide food for us to eat and provides beds for us to stay at night without asking us for anything in return. He always invites international students to his house, so we can get to know the real American families, American culture and food. I have been in Rod's house for three times, I got to know his family more, and made a lot of new friends too. I think this is a great experience for international students, since we cannot learn much of American life style in school only. When I first came to America, I was an exchange student, I had a wonderful American host family just like the Friesen's family, they have thought me a lot new things about America, and they also learned a lot about China from me too. Having international students in American homes give students more opportunity of learning pure American English and help Americans to learn more about the rest of the world. Please support the awesome Friesen's family. J

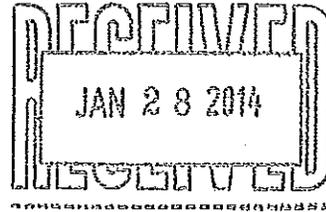
Sincerely,

Han Yan



Here are experiences and thoughts from Shunkai Wang, Junior at MSU, about our local family, Kim and Rod. For me, I was introduced by my roommate to the local family on a water-ski party. At that time, I received lots of friendships, those people influence me a lot in my later American life. I am not only having lots of friendships here but also beginning to talk with local American and learning how to communicate with them. Christmas, Halloween, Thanksgiving, those traditional American festivals bring me a deep realization about American culture which I cannot learn on campus. As a 'new member' in America, tons of things such as rules, laws and daily stuffs are difference from where we learned in our culture. At here, I want to thank Kim and Rod again for helping me about my first car. I know Kim and Rod trying to move near campus. This is a good time for you or us to close them and have connection with them.





Haochen Zhang

E 503 East Holden Hall

East Lansing, MI 48825

Tigerdt@qq.com

To Whom It May Concern:

I am writing this letter for the Friesen family to support their International house program. Friesen family is a friendly, responsible, and outgoing family. The things they have done so far made many International students especially Chinese students feel comfortable to stay in U.S. while they are working on their undergraduate degrees at Michigan State University. As a result, their program should be extended and supported.

I and my friend Ricky were introduced by an older Chinese student to the Friesen family in 2011. The Friesen family invited us to their house on weekends. Rod and Kim cooked traditional American burgers for us and they were very tasty. The couple was having conversation with us entire time to exchange our stories. I and Ricky feel this is a very good opportunity to practice our English speaking skills by having conversation with them.

In addition, Rod and Kim always keep passion to create activities for lots of Chinese students like I and Ricky. Each time when traditional American festivals such as Thanksgiving and Easter come, they always provide convenient transportation tools for International students by renting buses. Plenty of food is always prepared for International students to eat. They have never asked anything back from International students besides having good time and listening to their stories.

What Friesen family had done represent kindness and friendliness of American people. They create

positive views for International students to view this country. I suggest that their International program should be acknowledged and be approved because this type of activity will benefit both local communities and students. If you have more questions or concerns, feel free to ask me for more information.

Yours truly,

Haochen Zhang

This is a very friendly family, I enjoy every time when they invite me to go their house eat the traditional American food, and they will try to remember your name at the first time. You know, it different for an American to Remember a Chinese name, but they will. I been Rod's house once a month, they always take care me just like my parents. They want to learn and understand some Chinese tradition culture from us, like they use chopsticks all the time, and eat Chinese tradition food like HotPot, dumplings, Chinese Noodles. I still can remember when I first time move my furniture to the storage, we have no car and no one can help us move 8 people's furniture, we are very worry about how can we move to there, at the this time, I get a call from this local family, there driver their truck come and help us, you know even though he lived about an hour away, I felt they was there in an instant. They will come and living East Lansing soon, this is absolute good news for me, and good news for the people, we have chance to live with them and enjoy the American culture. I hope more and more people will know this family, they are my American family, when I have a problem, they often help me and give me some ideas.

Ruiqi Liu

Dear Meridian Township Planning Commission,

My name is Ziyao Liu. I am an International student and I have been studying in Michigan State University for almost three years. Every International student has to living in dormitory on campus for the first year, so we do not have problem with living. However, on the second year, most students will decide to live off campus, and they will have hard time finding place to live. Therefore, the purpose of writing this letter is to ask for your permission to let International students to live with Mr. Friesen in his new house on Haslett Road, East Lansing.

The first time I met Mr. Friesen was through my friend Qinwen Yu, another International student who was also the Friesen's host student. Even though she lived in their house for only two weeks, they still keep in touch, and the Friesen even attended her graduation. After Qinwen went back to China, Mr. Friesen often contact me if there is any special event. On holidays, he always invite, mostly, International students to parties held by him in his house. In the party, Mrs. Friesen will call up some friends and relatives to cook for the students, and Mr. Friesen will set up some games for students to play after lunch. They are very friendly and students love to attend their events because it's a good time to relax and meet some new friends.

On the other hand, since Mr. Friesen's house is in Perrinton, Michigan, it is too far away from Michigan State University. Many students who wants to attend his events cannot be there because they do not have cars. If they could move to East Lansing, it would be much more convenient for students who wants to visit them. Also, if Mr. Friesen could live in East Lansing, and International students could live in his house, it would only have positive effect. International students would easily find a nice place to live and study, and the place is not far away from campus, and, most importantly, it would be the best time for them to learn about American life.

Best Regards,

Ziyao Liu

Dear Officers,

Hello! This is Qingwen Yu. I come from a young city--Shenzhen, China. I was an undergraduate student from Michigan State University graduated in 2012. Now I am a graduate student in the University of Hong Kong.

The luckiest thing I experienced in the United States was to know the Friesen family and made friends with them. I will never forget Thanksgiving Day in 2008. That was my first time to celebrate Thanksgiving Day in my life. And it was also the first time we met the Friesen family. Since then, we kept in touch and became friends. I went to their house for every traditional American festival if I did not go to other places for travelling. And they often came to Lansing to visit me and we went to Chinese restaurants for meals. We have known each other for five years. They are important for me and I always introduce them as my American family to other people. What's more, I am so proud of being recognized by them as one of their family members.

Dear officers, please, please give permission for the Friesen family to host international students to live in their house. I believe that this will benefit international students a lot. When international students live with local American families, there will be some advantages they gain:

1. **Language improvement.** International students need to talk to the Friesen family in English everyday. This will improve their English oral proficiency. When students say something incorrect, the Friesen family will correct them.
2. **Academic support.** If students live in the Friesen's house, they will get some academic support from Mrs. Friesen. No matter when I was studying at MSU or now studying at HKU, I always ask Mrs. Friesen for my paper modification. So I believe that students may get some academic aids from their family.
3. **Cultural sharing.** If it is allowed to host students to live in the Friesen's house, there will be a lot of cultural sharing in the house. They plan to host students from different countries; students may experience various cultures. It is important for students because cultural knowledge is a significant impact for them to become global citizens.

When the Friesen family first time talked about their moving plan to me, I did not have positive opinions about that. I thought they made a crazy decision. There is only one reason for their moving: they want to be closer to the MSU campus in order that they could host international students. How brave they are to make this hard decision! Once they move to Lansing, they are further away from Mr. Friesen's dad's house (his dad's house is just a few miles away from where they live). I know they gave up a lot to make this hard decision. As time passes, I can understand why they decide to move. They want to spend more time with people from various parts in the world. They want to help international students to get involved in American families. They want to know more about other countries' cultures. How kind they are and they are always willing to do something for international students.

All the time, I am appreciated what the Friesen family do for international students. They really do a lot for us. They like staying with us. They always invite students to their house (e.g. there are about 60-80 international students to their house for Lake Party every year). I am really lucky to meet them, know them and become family.

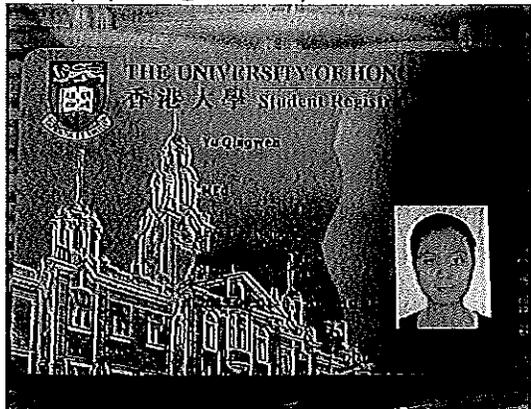
Please consider giving permission for them to host international students. Thank you very much for your consideration. I am very appreciated if you can make it work.

Thanks for reading this letter!

谢谢! (Thank you in Chinese)

Qingwen Yu

January 28, 2014 @ Shenzhen, China





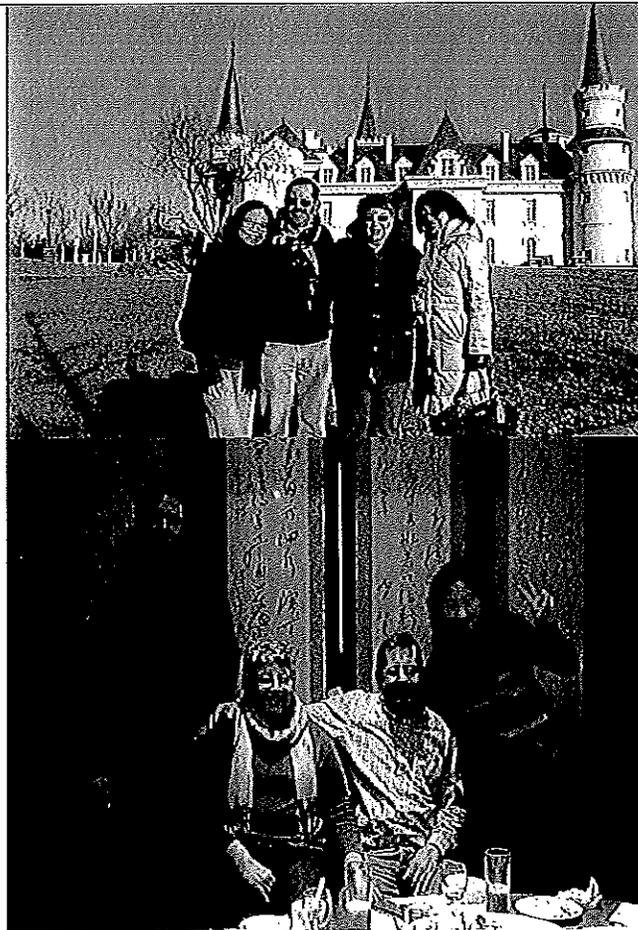
My dad and Friesen family at my bachelor graduation ceremony



My dad, Friesen couple and I in front of my house in my hometown



Friesen couple and I in front of the Nest in Beijing



MSU students' parents warmly welcome Friesen couple in Beijing

January 30, 2014

To Whom It May Concern:

My name is Xuewei Teng and I'm a graduate student at Michigan State University. I've known Rod Friesen, Kim Friesen and their family for four years. During these four years, I got plenty of helps from the Friesen family.

I met Rod and Kim at a lake party, and they were the host of the party. The party was for international students to meet new people, have some American food, and enjoy some fun time. And they are still hosting this party every year.

Many international students have built great relationship with Rod and Kim, and I'm one of them. As an international student, I came to U.S. with zero knowledge about how everything works. Everything is just so different, but Rod and Kim do play an important role helping me to be familiar with this culture. Whenever there's a holiday, I'm invited to their house to spend some quality time with them. I did pumpkin cravings on Halloween and had turkey on Thanksgiving. I know it sounds normal to the natives. But as a foreigner, Rod and Kim brought me these experiences.

When some of my friends have decided to buy a car, they came to Rod and Kim for advice. They sent information to Rod and Kim to help them make the better selection. After the selection is made, Rod and Kim took my friends to meet the dealers, test the cars and communicate the deal with the dealers. We had experiences that we've been treated differently because we are English as second language speakers. But with Rod and Kim's helps or appearances, we are away from this kind of problems.

Rod and Kim told me they decided to move to East Lansing and have some international students to live with them. I truly think it is a good thing. First, more international students can get to meet Rod and Kim. Second, it's more convenient for us to go visit more often. Third, for students who decided to live with Rod and Kim, they will have the opportunity to understand the culture better and improve their English.

Rod and Kim make me feel like I have a home in U.S., and I hope more and more students can experience this oversea, family kind of love.

Sincerely,

Xuewei Teng

The first time I met Mr Friesen and Mrs Friesen when I was a sophomore in 2009. They were special for me not just friends but more like my family with very well care. Although I have studied and lived in the United States for some years,they never ignored the culture of my country. I clearly remembered the time when we watched the Chinese Spring Festival Gala together in college. They might not understand the shows in Chinese,but they knew that was the most important moment to our Chinese students in another country. Also, I had my every thanksgiving and Christmas dinner with them in their home. Those holidays were my great memories to let me more about American culture and people's life. I would like to say, Mr Ferisen and Mrs Ferisen are the best people I have even met in America. If I will get a chance to visit America again,the only reason is for this kindest couple in the world.

From a Chinese student,
Qianrong Xiong

To whom it might concern,

I got to know the Friesens over winter break of 2010. They became my family away from home since then. It was more than exciting for me to hear that they were planning on moving to East Lansing where they could get to know more international students or even have those students live with them. Therefore, I am writing this letter to show my support.

Kim Friesen and Rod Friesen are a very loving couple of faith. Spending time with them definitely helped my transition to college away from my motherland, China. They welcomed me with their warm hearts which helped me build a sense of belonging on this foreign land. Looking back, we already created so many precious memories together: my first New Year Eve in the U.S., skiing in Michigan for the first time, tasting Chinese traditional food hot pot together, driving a boat on the lake by their house... There were so many laughter and touching moments in the past three years. Deep in my heart, I always have always been thinking what if they could live close by in East Lansing! I introduced lots of my international friends to Rod and Kim. All of my friends love the Friesens. Even after my mom visited me in the U.S. and met the Friesens, she kept saying how lovely their family is and how lucky I am to get to know them really well.

I am sincerely hoping that Meridian Township would approve the permit that allows the Friesens to keep being the bridge between the local people and international students here in East Lansing. Please do not hesitate to contact me should you have any further questions for me! You can reach me through email at grzch126@gmail.com

Best regards,

Rui Gao

Recommendation Letter for Mr. Rod and Mrs. Kim

My name is Symbat Payayeva, international student from Kazakhstan. I had a great chance to meet my friend Rui's host family Mr. Rod and Mrs. Kim as well as their daughter Beth. Me and other 4 friends enjoyed two days that we spent at Mr. Rod's house. They were extremely nice. As an international center I never had host family. I experienced warm atmosphere of American family.

It was very nice of Mr. Rod to take us to skiing, where we had a lot of fun. And the one thing that I really appreciate is that he was taking care of us like our father. Day after Mrs. Kim made for us an amazing breakfast.

I really enjoyed staying with Mr. Rod and Mrs. Kim. I think they are really hospitable and I believe that international students need to experience American family. Mr. Rod and Mrs. Kim are wonderful people that can help international students show the American culture.

Best,

Symbat Payayeva

To Whom It May Concern,

My name is Jankun Song and I just graduated from Michigan State University in the past May. I enjoyed the best 4-year college time in my life and it's lucky for me and my friends around to get to know Rod's family.

Rod's family opened their beautiful lake house and spread their generous love to us international students. They invited us for almost all the American festivals and there's always, which is the best part, delicious big meals. We soon became good friends and they also invited my parents to visit when I graduated. It makes me feel I have another family here in America and I know wherever I am they will always pray for me.

Now I heard that they decide to move to Lansing area to make more friends! I'm really excited and I hope my recommendation would help.

Please feel free to contact me if you have any concerns.

You can reach me via: Jankun.song@ipaper.com 5178028548

Thank you

Jankun Song
CPB Extruder Supply Planner
International Paper
(901)-419-4448

SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 stormwater 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.

**Rezoning #14030
(Fedewa)
February 20, 2014**

APPLICANT: G. S. Fedewa Builders,
5570 Okemos Road
East Lansing, MI 48823

STATUS OF APPLICANT: Owner

REQUEST: Rezone to C-2 (Commercial)

CURRENT ZONING: RR (Rural Residential)

LOCATION: Saginaw Highway, northeast of Lake Lansing Road

AREA OF SUBJECT SITE: 5.228 acres (227,732 sq. ft.)

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** North: Undeveloped (Land Preservation)
South: Church
East: Undeveloped
West: Single-Family Residential

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: RR (Rural Residential)
East: RR (Rural Residential)
West: RR (Rural Residential)

**FUTURE LAND USE
DESIGNATION:** Residential 1.25 – 3.5 units/acre

FUTURE LAND USE MAP: North: Residential 1.25 – 3.5 units/acre
South: Institutional
East: Residential 1.25 – 3.5 units/acre
West: Residential 1.25 – 3.5 units/acre

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: _____
Gail Oranchak, AICP
Principal Planner

DATE: February 20, 2014

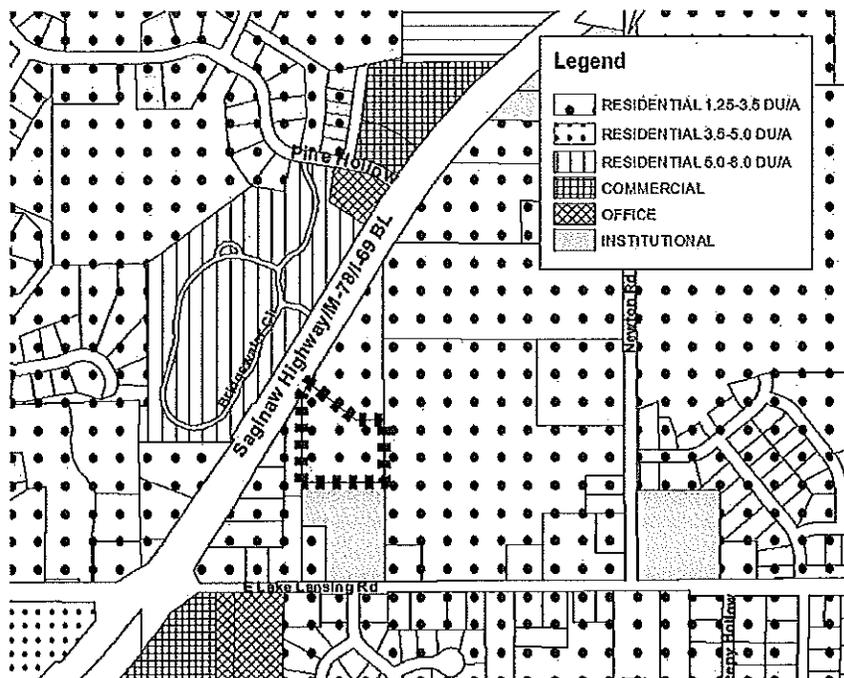
RE: Rezoning #14030 (Fedewa), request to rezone approximately 5.2 acres from RR (Rural Residential) to C-2 (Commercial)

G. S. Fedewa Builders has requested the rezoning of approximately 5.23 acres from RR (Rural Residential) to (C-2 Commercial). The undeveloped site is located on the east side of Saginaw Highway, northeast of Lake Lansing Road.

Master Plan

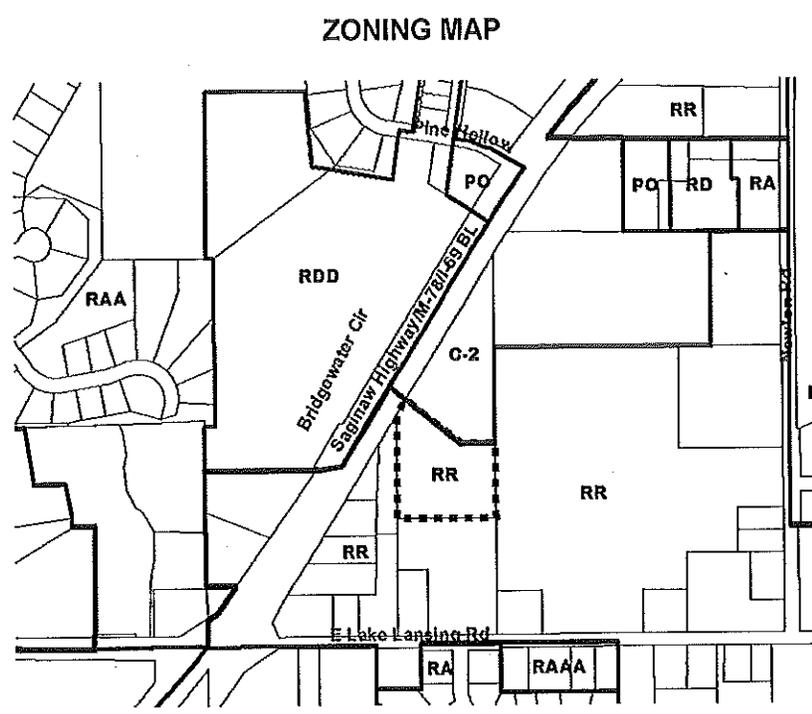
The 2005 Master Plan designates the subject property in the Residential 1.25 – 3.5 dwelling units per acre (du/a) category.

FUTURE LAND USE MAP



Zoning

The subject site is zoned RR (Rural Residential). Lot width measures 200 feet along the Saginaw Highway right-of-way line and lot area is approximately 227,732 square feet (5.228 acres). The RR district requirements for minimum lot width and lot area are 200 feet and 40,000 square feet respectively. Minimum C-2 district standards for lot width and lot area are 100 feet and 4,000 square feet.



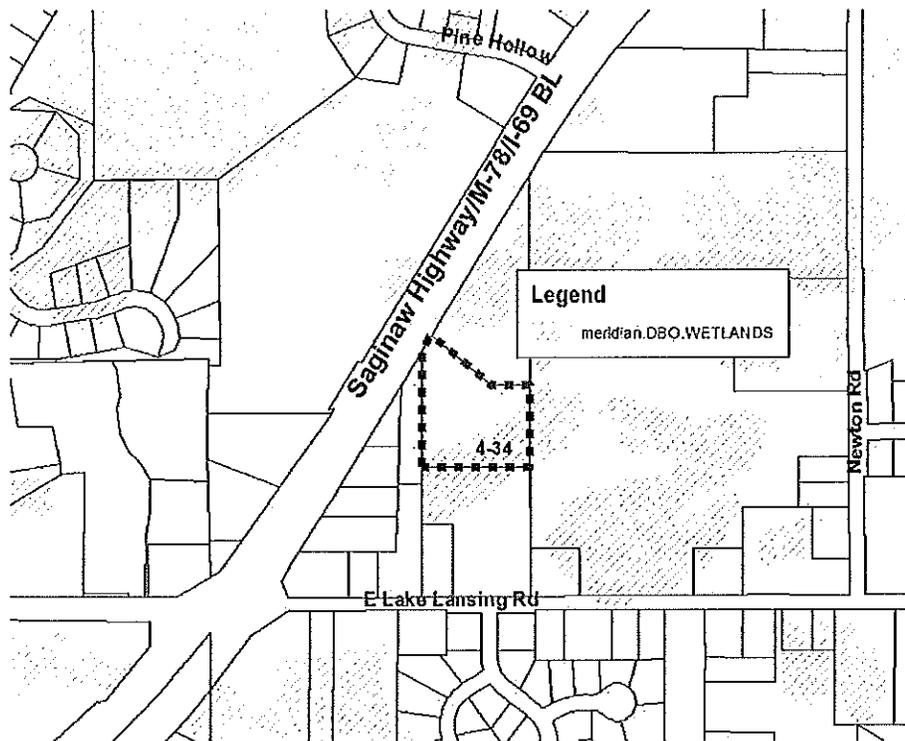
Physical Features

The site is undeveloped. Vegetation consists of grassy areas in the northwestern half of the site with shrub vegetation located in the center and a deciduous tree line along the eastern property boundary. Site elevations range from 850 feet above mean sea level in the southeast corner to approximately 860 feet above mean sea level at Saginaw Highway with a low area of approximately 848 feet near the south center. The Flood Insurance Rate Maps for Meridian Township show 100-year floodplain elevations are not present on this site.

Wetlands

The Township Wetland Map shows wetlands may cover the southeastern third of the site. Wetland 4-34 is an emergent/shrub-scrub wetland of approximately 3.9 acres covering a portion of the subject site and adjacent sites to the northeast and southwest. The Township Wetland Map is a guide and a wetland delineation is necessary to determine the extent of wetlands.

WETLAND MAP



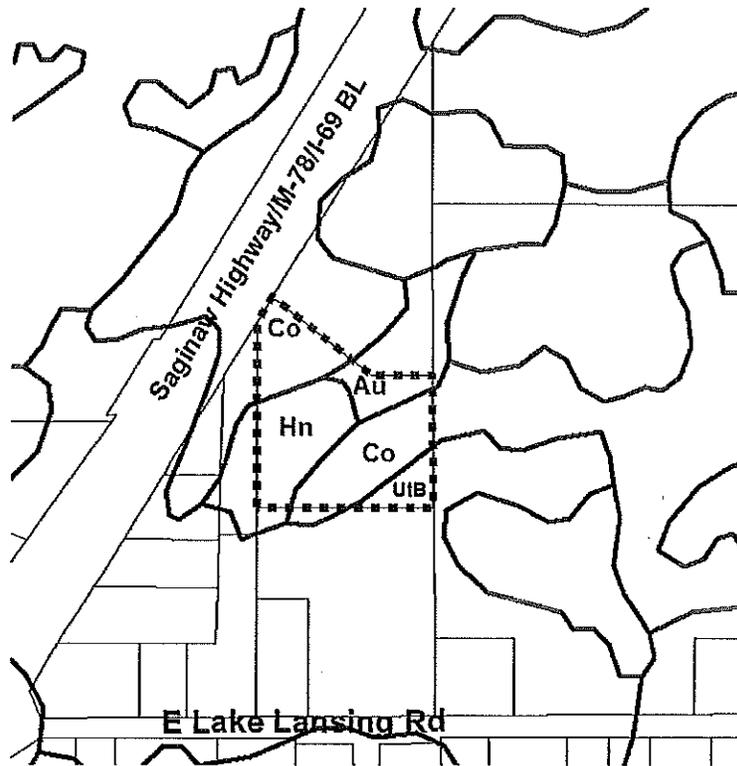
Soils

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
Au (Aurelius)	Ponding
Co (Colwood-Brookston)	Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
UtB (Urban Land-Marlette)	None

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Streets and Traffic

The site is accessed via Saginaw Highway. Section 86-367 of the zoning ordinance is a map titled Street Setbacks and Service Drives. Saginaw Highway is designated on the map as a Principal Arterial street. Saginaw Highway consists of two northeast bound travel lanes, two southwest travel lanes and a center median with occasional turning lanes. A Michigan Department of Transportation traffic count from 2010 showed average weekday northeast bound vehicle trips totaled 7,060 average weekday southwest bound trips totaled 7180, a total of 14,240 vehicle trips.

The applicant has submitted a rezoning traffic assessment comparing trip generation for single-family detached housing permitted in the RR district with two high-traffic generating developments permitted in the C-2 district. The first, a 25,000 square foot mixed commercial development consisting of a 5,000 square foot bank, a 10,000 square foot restaurant and 10,000 square feet of retail space. The second, a 25,000 square foot supermarket.

The comparison concludes 25,000 square feet of mixed commercial development will generate an additional 166 vehicle trips in the AM peak hour, 163 in the PM peak hour and 2,414 weekday vehicle trips compared to three single family residential lots. A 25,000 square foot supermarket results in an additional 83 vehicle trips in the AM peak hour, 148 in the PM, and 2,514 weekday vehicle trips.

The Township's traffic consultant reviewed the applicant's traffic assessment commenting, "The projected traffic volumes for various possible uses are well below traffic signal warrants" and "all the uses can be well-handled by the use of directional crossovers on Saginaw Highway."

Utilities

Public sanitary sewer and water lines in the vicinity of the site are available for connection.

Staff Analysis

The applicant has requested the rezoning of an approximate 5.23 acre parcel located on Saginaw Highway, northeast of Lake Lansing Road, from RR (Rural Residential) to C-2 (Commercial). When evaluating the request, the Planning Commission should consider all uses permitted by right and by special use permit in both zoning districts as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

The 2005 Master Plan Future Land Use Map designates the site in the Residential 1.25 – 3.5 dwelling units per acre. Residential zoning districts consistent with the density range include RRA (Single Family – Suburban Estate), RAAA (Single Family-Low Density) and RAA (Single Family – Low Density). The following chart compares the site to the minimum requirements of the current RR (Rural Residential), requested C-2 (Commercial) districts, and the three residential districts supported by the Future Land Use Map designation. The chart also provides an estimate of the possible number of lots for each residential zoning district after subtracting land needed for future internal road rights-of-way to accommodate development.

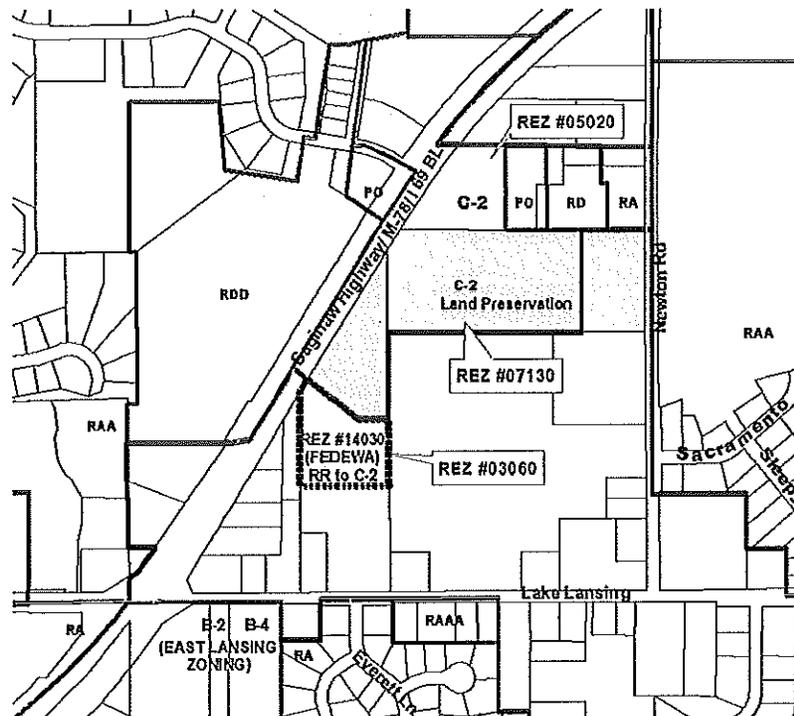
ZONING DISTRICT COMPARISON			
	Lot Area (Sq. Ft.)	Lot Width (Feet)	Possible Lots
Subject Site	227,732	200	---
RR district	40,000	200	5
C-2 district	4,000	100	--
RRA district	30,000	135	6
RAAA district	20,000	100	9
RAA district	13,500	90	13

According to Township records, the property has been zoned RR (Rural Residential) since at least 1960. In 2003, the applicant requested the property be rezoned (REZ #03060) from RR (Rural Residential) to PO (Professional and Office). The Township denied the request and a law suit ensued. A consent agreement resulted in retention of RR zoning and a development plan permitting construction of a mixed use development consisting of one, one or two-story office building not to exceed 6,072 square feet and eight one or two-story condominium units not to

REZ #14030 (Fedewa)
Planning Commission (2/20/2014)
Page 6

exceed 2,000 square feet per unit. In 2003, the Future Land Use Map designated the site for mixed use.

Since 2003, two additional rezonings have been requested along Saginaw Highway in the vicinity of the site. The following map shows the location of the subject site and each rezoning.



In 2005, an applicant requested the rezoning (REZ #05020) of an 11 acre parcel located northeast of the subject site from RR (Rural Residential) to C-2 (Commercial) and RD (Multiple Family, maximum eight units per acre). After the applicant revised the request, the 11 acres were rezoned C-2 along the Saginaw Road frontage (approximately four acres), PO to the east of the C-2 zoned area (approximately 2 acres), RD east of the PO zoning (approximately three acres), and RA (approximately 2 acres) along the site's Newton Road frontage. No part of the 11 acre site has been developed.

In 2007, an applicant requested the rezoning (REZ #07130) of 20 acres immediately northeast of the subject site from RR (Rural Residential) to C-2 (Commercial). Citing REZ #05020 as changed conditions, the Planning Commission recommended, and the Township Board approved, C-2 zoning for the 16 acres with frontage along Saginaw Highway, leaving the four acres with frontage on Newton Road zoned RR (Rural Residential). A wetland delineation showed a large portion of the site contained state and township regulated wetlands. No part of the 20 acres was developed and in 2010 the Township purchased the site using Land Preservation funds.

Approximately 4.2 acres of land on the southeast corner of Saginaw Highway and Lake Lansing Road were included in the 2002 Act 425 Agreement between Meridian Township and the City of East Lansing. The land, previously zoned C-1 (Commercial) and PO (Professional and Office)

when part of the Township, was rezoned by the East Lansing to B-2, a retail business district and B-4, a restricted office/business district. The B-2 district allows a variety of retail and personal service uses including restaurants, banks, theaters, motels and hotels. Drive-in uses, recreational uses, motor vehicle sales, auto service center, car washes, and small veterinary hospitals are examples of uses permitted by special use permit. A Rite-Aid is located on the land zoned B-2. The B-4 zoned land remains undeveloped. Permitted B-4 uses include general and professional offices, financial institutions, educational institutions while special use permits are required for drive-in banks and ATM machines, dispensary and primary caregiver operations, and buildings greater than two stories or more than 25,000 square feet in area.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution will be provided for a future meeting.

Attachments

1. Application and supporting materials
2. Township traffic consultant's report dated February 3, 2014

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

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant G.S Fedewa Builders
Address of applicant 5570 Okemos Rd. East Lansing 48823
Telephone: Work 517-339-0020 Home _____
Fax 517-339-4022 Email fedewagr@gmail.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Greg Fedewa
Address 5570 Okemos Rd. East Lansing
Telephone: Work 517-339-0020 Home 517-881-3815
Fax 517-339-4022 Email fedewagr@gmail.com

C. Site address/location M-78
Legal description (Attach additional sheets if necessary) See attached page
Parcel number 33-02-02-04-352-023 Site acreage 5 acres

D. Current zoning RR-Residential Requested zoning C2- Commercial

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: The Surrounding area has changed over time as property surrounding the subject site has been rezoned from RR to C2.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: N/A
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: The increase in traffic and the high speeds along with the fact that are no sidewalks or designated pedestrian crossings is dangerous to the increase in pedestrians that would result from more residential housing

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: N/A
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: Several commercial projects were built in the past year most notably; Meijers, MSUFUCU Branch, and the Riteaid. Other Commercial buildings have thrived in corridor for many years.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: The site is served by public utilities and services and the proposed rezoning will not result in adverse impacts on traffic utility systems or the ability of the township to provide other services.
- 5) Requested rezoning addresses a proven community need, specifically: The area needs to be better defined for future use. The current mix of residential and commercial is restricting its growth.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: This section is classified as a principle arterial and links the township to the West with I-69. When comparing this section to other access points in the township they are busteling commercial districts, therefore this project reflects orderly developmen
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: The change with create a significantly greater amount of annual tax revenue for the Township.

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 of Applicant

1/31/2014

Date

Gerald S. Fedewa

Type/Print Name

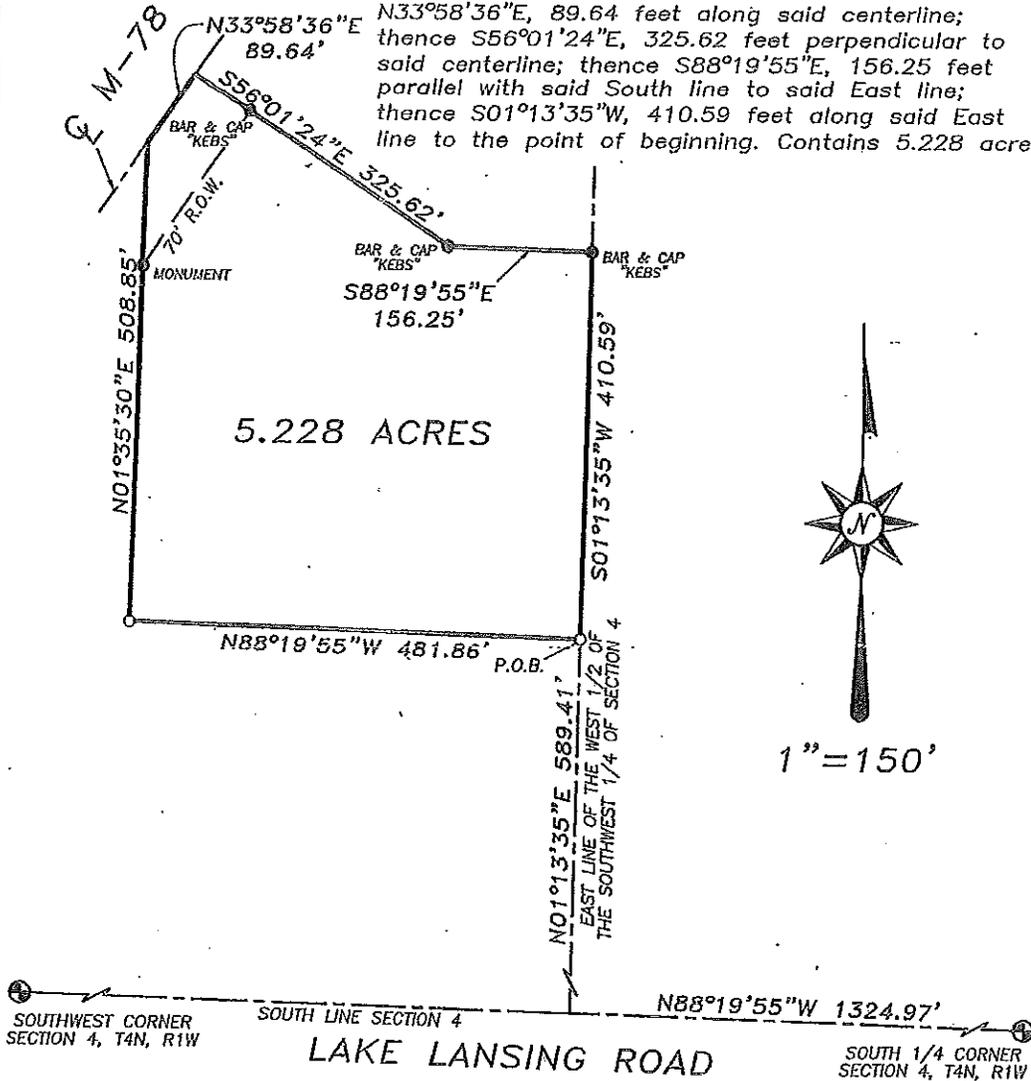
Fee: \$780.00

Received by/Date:

CERTIFICATE OF SURVEY

Legal Description

Part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the South 1/4 corner of said Section 4; thence N88°19'55"W, 1324.97 feet along the South line of said Section 4 to the East line of the West 1/2 of the Southwest 1/4 of said Section 4; thence N01°13'35"E, 589.41 feet along said East line to the point of beginning of this description; thence N88°19'55"W, 481.86 feet parallel with said South line; thence N01°35'30"E, 508.85 feet to the centerline of Old M-78; thence N33°58'36"E, 89.64 feet along said centerline; thence S56°01'24"E, 325.62 feet perpendicular to said centerline; thence S88°19'55"E, 156.25 feet parallel with said South line to said East line; thence S01°13'35"W, 410.59 feet along said East line to the point of beginning. Contains 5.228 acres.



SOUTHWEST CORNER SECTION 4, T4N, R1W SOUTH LINE SECTION 4 SOUTH 1/4 CORNER SECTION 4, T4N, R1W

LAKE LANSING ROAD

We hereby certify that we have surveyed the property herein described, and that there are no visible encroachments upon the described property, except as shown hereon.

We further certify that we have fully complied with the requirements of Section 3, public act 132 of 1970, and that the ratio of error of closure of this survey is no greater than 1/5000.

Fred N. White
Fred N. White, P.S. No. 12034

LEGEND

- Set Iron
- Found Iron
- x-x-x Fence Line
- R= Recorded Distance
- M= Measured Distance
- D= Deeded Distance

FOR:	
G.S. FEDEWA BUILDERS 5570 OKEMOS ROAD EAST LANSING, MI 48823	
FRED WHITE ENGINEERING COMPANY, INC. 2300 NORTH GRAND RIVER AVENUE LANSING, MICHIGAN 48906 PHONE 517-321-7111 FAX 517-321-0799	
FIELD	SP
DRAWN	EKB
CHECKED	FNW
DATE	25 AUGUST 2004
SURVEY NO.	037088
SHEET	1 OF 1





TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

A Parcel of Land

On Saginaw Street/Old M-78

Meridian Charter Township, Ingham County, MI

January, 2014

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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ICDR Sight Distance Table	



PROJECT DESCRIPTION

The purpose of this study is to evaluate the traffic impact associated with the rezoning of a parcel of land in Meridian Charter Township, Ingham County, Michigan. The parcel contains 5.23 acres, of which only approximately 3.0 acres are buildable due to wetland areas on the property.

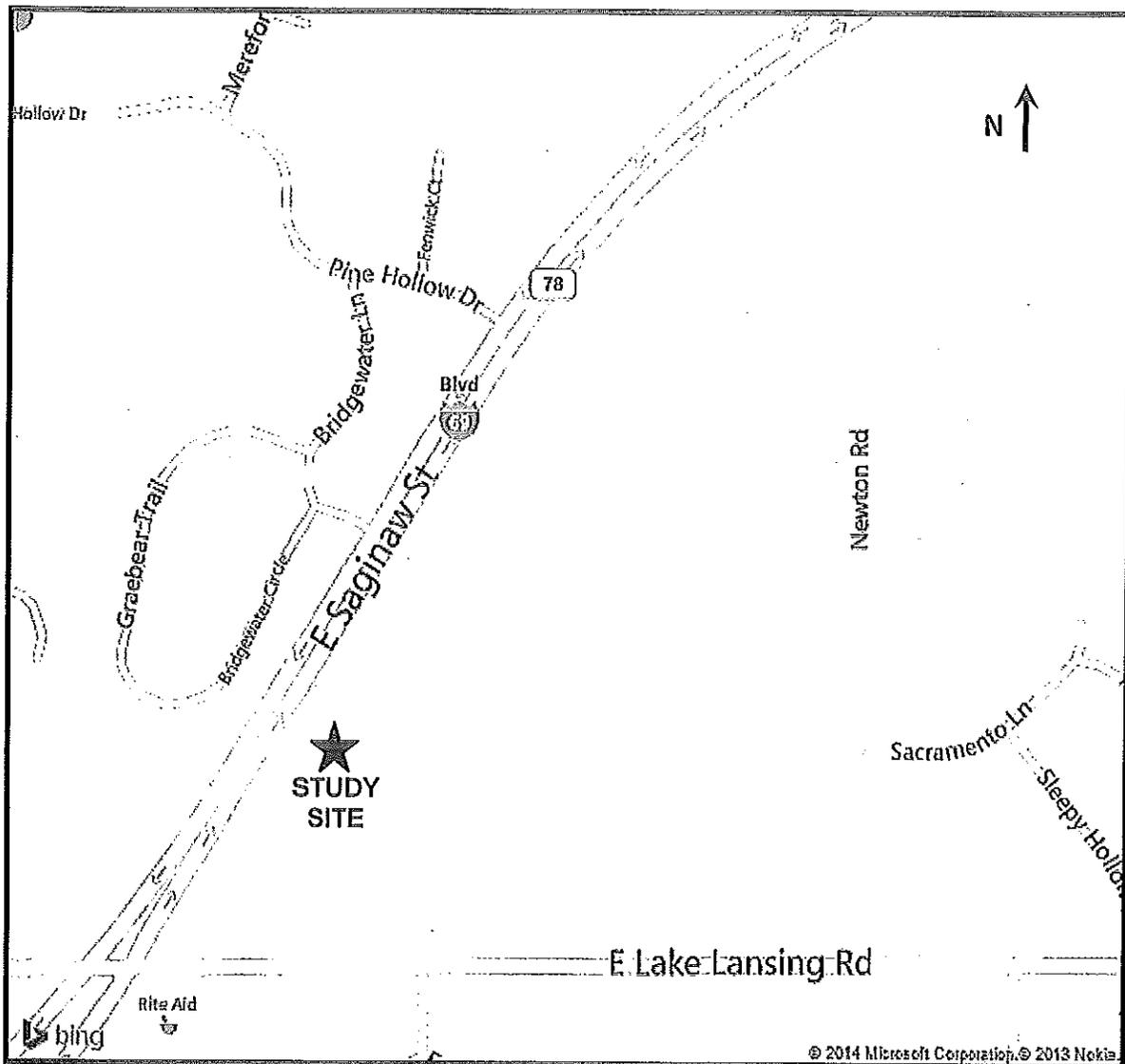
The property rezoning request is for a change from One Family Rural Residential (RR) to Community Commercial (C2).

The site is located on the east side by Saginaw Street/Old M-78 between Lake Lansing Road and Newton Road. The traffic analysis is limited to the following items:

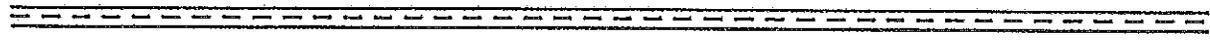
- Comparison of trip generation associated with land use requested versus current permitted use.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.



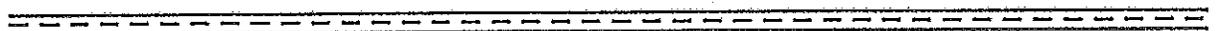


Study Site Map





Aerial Photo



EXISTING CONDITIONS

The site is currently vacant. Due to wetlands along the southern and eastern boundaries, the only access to the site will be via an entrance on Saginaw Street.

South and east of the site is zoned One Family Rural Residential (RR). Property to the north is zoned Community Commercial (C2). Properties to the west of Saginaw Street have the following zoning usages:

- Multiple Family Low Density Residential (RDD)
- Professional and Office (PO)
- Community Commercial (C2)

Saginaw Street is a four-lane divided boulevard with unimproved shoulders. The posted speed limit is 55 MPH at the site.

An existing two-way median opening is located directly opposite this property and is available for future drive access.

LAND USE

The project site is vacant. The surrounding residential land use includes both single family and multiple family properties.



TRAFFIC GENERATION

According to Meridian Township Zoning Ordinances Section 86.368, One Family Rural Residential District (RR) should house only one family or household. Lots must have, at a minimum, 40,000 square feet. Given the buildable 3.0 acres, there are approximately three (3) single family homes that could be built under the current RR zoning.

For the proposed zoning, it is necessary to determine what possible land uses would generate the highest number of trips to the site. Of the allowable land uses, according to Meridian Township Zoning Ordinances Section 86.404 for a Commercial District (C2), the following are the highest potential trip generators:

- Any combination of uses permitted in the district when located in a building or group of buildings with a maximum combined gross floor area of 25,000 square feet and located on a lot.
- Banks, credit unions, and savings and loan establishments occupying a maximum of 5,000 square feet of gross floor area.
- Restaurants or other eating establishments occupying a maximum of 10,000 square feet of gross floor area, which serve food, and may serve alcoholic beverages for consumption on the premises or for carryout. This shall not include drive-through type restaurants.
- Retail establishments, selling new or used merchandise, except pawn shops, occupying a maximum of 10,000 square feet of gross floor area.
- Retail food establishments, such as supermarkets, occupying a maximum of 25,000 square feet of gross floor area, which supply groceries and similar commodities for consumption off-premises.

Given the above guidelines, two future trip generations were derived. The first is a combination land use that consists of a 5,000 square foot Bank, a 10,000 square foot Restaurant, and a 10,000 square foot Retail Establishment, a total of 25,000 square feet. The second derivation has a single 25,000 square foot Supermarket. Comparing these two possible land uses under the proposed C2 zoning versus the existing RR zoning will determine the difference in traffic generation will be created by the re-zoning.

The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected as representing the three (3) single family units under the existing RR zoning category. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.



The ITE trip generation rates for Drive-in Bank (Land Use Code 912) were selected as representing the 5,000 square foot Bank under the proposed C2 zoning category. The ITE description of Drive-in Bank is as follows:

Drive-in banks provide facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs).

The ITE trip generation rates for High-Turnover (Sit-Down) Restaurant (Land Use Code 932) were selected as representing the 10,000 square foot Restaurant under the proposed C2 zoning category. This land use was selected over Fast-Food Restaurant without Drive-Through Window (Land Use Code 933) due to the large size of the building and the ability to serve alcohol under the proposed zoning. The ITE description of High-Turnover (Sit-Down) Restaurant is as follows:

This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks.

The ITE trip generation rates for Specialty Retail Center (Land Use Code 826) were selected as representing the 10,000 square foot Retail Establishment under the proposed C2 zoning category. The ITE description of Specialty Retail is as follows:

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants.

The ITE trip generation rates for Supermarket (Land Use Code 850) were selected as representing the 25,000 square foot Supermarket under the proposed C2 zoning category. The ITE description of Supermarket is as follows:

Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas. Some facilities may be open 24 hours a day.



Significant shares of trips generated by commercial enterprises are classified as “pass-by” trips. Pass-by trips are already present in the existing traffic stream and represent trips which have other ultimate destinations that are interrupted to visit the commercial site. Pass-by trips are already “passing by” the site and therefore do not add new traffic to the adjoining street system. Pass-by trips are attracted from traffic passing the site on an adjacent street that offers direct access to the generator.

According to the ITE Trip Generation Handbook, the average pass-by trip percentages in the PM peak hour are as follows:

- Drive-In Bank is forty-seven percent (47%)
- High Turnover (Sit-Down) Restaurant is forty-three percent (43%)
- Supermarket is thirty-six percent (36%)

ITE does not provide data on pass-by trips for the AM peak hour for these land uses.

Pass-by trips differ from primary trips. Primary trips are made for the specific purpose of visiting the generator. Primary trips do add new traffic to the adjoining road system.

A comparison of trip generation for the existing RR zoning to the proposed C2 zoning is summarized in **Table 1**. The trip generation calculations are displayed in **Table 2**. The trip generation rates were derived from the ITE Trip Generation Manual, 9th Edition.

Compared to the mixed use development, the proposed zoning will generate higher traffic volumes than the current zoning by 166 vehicle-trips in the AM peak hour, 163 vehicle-trips in the PM peak hour, and 2,414 vehicle-trips on a weekday.

Compared to the supermarket development, the proposed zoning will generate higher traffic volumes than the current zoning by 83 vehicle-trips in the AM peak hour, 148 vehicle-trips in the PM peak hour, and 2514 vehicle-trips on a weekday.



Table 1
Traffic Generation Comparison Summary

Existing Zoning vs. Combination Retail Development

	Existing Zoning – (RR)	Proposed Zoning – (C2)	Change in Traffic Volumes (Primary Trips)
AM Peak Hour Vehicle Trips	2	168	+166
In	1	93	+92
Out	1	75	+74
PM Peak Hour Vehicle Trips	4	266 (99)	+163
In	3	140 (54)	+83
Out	1	126 (45)	+80
Weekday Daily Vehicle Trips	42	2,456	+2,414

Existing Zoning vs. Supermarket Development

	Existing Zoning – (RR)	Proposed Zoning – (C2)	Change in Traffic Volumes (Primary Trips)
AM Peak Hour Vehicle Trips	2	85	+83
In	1	53	+52
Out	1	32	+31
PM Peak Hour Vehicle Trips	4	237 (85)	+148
In	3	121 (43)	+75
Out	1	116 (42)	+73
Weekday Daily Vehicle Trips	42	2,556	+2,514



Table 2
Vehicle Trip Generation Summary

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Single Family, Land Use Code 210	3 Units	1	1	2	3	1	4	42
Bank, Land Use Code 912	5,000 Sq. Ft.	34	26	60	61 (29)	61 (28)	122 (57)	741
Restaurant, Land Use Code 932	10,000 Sq. Ft.	59	49	108	59 (25)	40 (17)	99 (42)	1,272
Retail, Land Use Code 826	10,000 Sq. Ft.	N/A	N/A	N/A	20	25	45	443
Supermarket, Land Use Code 850	25,000 Sq. Ft.	53	32	85	121 (43)	116 (42)	237 (85)	2,556



SIGHT DISTANCE

There are no sight distance limitations on Saginaw Street at the site.

CONCLUSIONS

A summary of the findings of this study are listed as follows:

- The traffic volumes generated by the proposed rezoning will be higher than the existing zoning category.
- The sight distance at the site meets the Ingham County Department of Roads requirements.



**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

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Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

February 3, 2014

Mark Kieselbach
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

RE: Rezoning Fewewa Property - Saginaw Highway (I-69 BL)

Dear Mark:

I have reviewed the proposed rezoning on Saginaw Highway, between Lake Lansing and Newton Roads.

The projected traffic volumes for the various possible uses are all well below traffic signal warrants. The largest (Super Market) is a doubtful choice because of the large Meijer's store less than a mile away. However, all the uses can be well handled by the use of directional crossovers on Saginaw Highway.

Sincerely,

WFSavage

William F. Savage, P.E.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: February 20, 2014

RE: Rezoning #14020 (Okemos Road, LLC), request to rezone 3698
Okemos Road from RR (Rural Residential) to PO (Professional and
Office

The Planning Commission held a public hearing on February 10, 2014 regarding Okemos Road, LLC's request for the rezoning of 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office). The approximate one acre site is located on the east side of Okemos Road, south of Fox Hollow Drive. Commissioners commented on the consistency with the 2005 Master Plan, flexibility of using the MUPUD in PO, and a different residential zoning district consistent with the site's Residential 3.5 – 5.0 unit per acre designation on the Future Land Use Map although one specific district was not mentioned.

Planning Commission Options

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

Attachments

1. Resolution to deny

RESOLUTION TO DENY

**Rezoning #14020
(Okemos Road, LLC)
3698 Okemos 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 24th day of February 2014, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Okemos Road, LLC requested the rezoning (Rezoning #14020) of 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing on Rezoning #14020 at its meeting on February 10, 2014, and reviewed the staff material forwarded under cover memorandums dated February 6, 2014 and February 20, 2014; and

WHEREAS, the 2005 Master Plan Future Land Use Map designates the site in the Residential 5.0 – 8.0 dwelling units per acre category; and

WHEREAS, neither PO (Professional and Office) nor RR (Rural Residential) zoning are consistent with the Future Land Use Map designation; and

WHEREAS, RDD (maximum five dwelling units per acre) and RD (maximum eight dwelling units per acre) are consistent with the Future Land Use Map designation of Residential 5.0 – 8.0 dwelling units per acre; and

WHEREAS, lands north and east of the subject site are zoned RC (Multiple Family-High Density) and have been developed consistent with RC zoning as an apartment building (north) and two- and four-unit townhouses (east); and

WHEREAS, lands south of the subject site, zoned RR (Residential Residential), have received special use permit approval and are being used as a 70-child day care center and a church, both non-residential uses permitted by special use permit in a residential district; and

WHEREAS, the applicant has not proven there is a need for additional office space in the vicinity of 3698 Okemos Road.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, hereby recommends denial of Rezoning #14020 (Okemos Road, LLC), a request to rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office).

**Resolution to Deny
SUP #14020 (Okemos Road, LLC)
Page 2**

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 24th day of February, 2014.

Patricia Jackson, Chair
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: February 20, 2014

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

RE: Commission Review #12053 (Planning Commission), amendments to the 2005 Master Plan in support of an urban services district

Township Trustee Ron Styka has accepted the Planning Commission's invitation and will attend the February 24, 2014 meeting to talk about his support for the Township Board's description of the Urban Services District boundary and respond to Planning Commission questions. Chair Jackson hopes Commissioners will come prepared with specific questions related to the process, the intentions and the implications from the Township Board's point-of-view. It is also suggested you bring related materials from recent packets.

g:\planning\glo\case management\cr\cr12053\update memo 2-20-14