

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

APPROVED

**March 27, 2017
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

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

1. Call meeting to order

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

2. Approval of agenda

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

VOICE VOTE: Motion carried.

3. Approval of Minutes

March 13, 2017

Commissioner Cordill moved to approve the minutes.
Seconded by Commissioner Richards.

VOICE VOTE: Motion carried.

4. Public Remarks

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

- Mr. Leonard Provencher, 5824 Buena Parkway, voiced his support for SUP #17011. He also spoke in opposition to Rezoning #16060, MUPUD #16024, and SUP #16111 because they will put too much strain on the existing infrastructure.
- Ms. Judy Kindel, 2915 Margate, thanked the Planning Commissioners for their diligent consideration of Rezoning #16060 and urged them to deny the rezoning.

5. Communications

- A. Gary Dawson RE: Rezoning #16060, read into record by staff

6. Public hearings

- A. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance transport facility at 1673 Haslett Road.

Chair Ianni opened the public hearing at 7:07 P.M.

- Summary of Subject Matter

Senior Planner Menser outlined the Special Use Permit for discussion.

- Applicant

The applicant, Mr. Jeff York, did not have anything to add to Senior Planner Menser's summary but said he would be available to answer any questions.

- Public comment

Mr. Leonard Provencher, 5824 Buena Parkway, commented he supports the Special Use Permit as long as there are not sirens that would disturb local residents.

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

Commissioner Scott-Craig asked the applicant if all of their business is non-emergency transport. Mr. York replied that the majority of their transport is non-emergency but that the State of Michigan requires that they be in operation 24 hours per day in case they need to supply relief to area ambulance services during an emergency situation.

Commissioner Scott-Craig asked Senior Planner Menser about another application for an ambulance service in 2007 that operated on a 12 hour schedule and inquired if the State regulations had changed in the last several years. Senior Planner Menser said he was not aware of any State policy changes. Mr. York commented the rules are set by the Ingham County Medical Board and perhaps the other ambulance company was a satellite office of a 24 hour company.

Commissioner Richards commented the ambulance service would benefit the community without any detriment to nearby residents.

Commissioner Cordill commented the ambulance service would not have a negative effect on local residents and asked if there was a local number or advertising for the local community. Mr. York replied the company works mainly on referrals from hospitals, rehabilitation facilities and nursing homes.

Commissioner Premoe commented that medical facilities need these types of transports to safely move patients without great expense.

Chair Ianni asked staff to prepare the proper resolution to approve for the next meeting.

Chair Ianni closed the public hearing at 7:20 P.M.

7. Unfinished Business

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

Commissioner Tenaglia moved to approve Special Use Permit #17011
Seconded by Commissioner Premoe

- Planning Commission, Applicant's representative and Staff Discussion:

Commissioner Scott-Craig asked if the applicant was available because he had a question about other companies being able to co-locate on this tower. Senior Planner Menser replied the applicant was not available but it was his understanding that other companies would be able to co-locate on the tower.

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

NAYS: None

Motion carries: 8-0.

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

Commissioner Scott-Craig moved to recommend denial of Rezoning #16060
Seconded by Commissioner Lane

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

NAYS: None

Motion carries: 8-0.

- C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.

- Discussion of Planning Commission, applicant's representatives and staff

Senior Planner Menser stated the attached resolution was to approve the MUPUD request, if the Commission would like to deny the MUPUD specific reasons should be sited.

Mr. John Acken, applicant's representative, said the project would use Michigan labor and have a lasting economic impact by creating permanent jobs. Mr. Acken said he had spoken to the Ingham County Road Department about the possibility of parallel parking along Eyde Boulevard and was told it may be approved if the curb was moved back. He said the applicant plans to include amenities such as, electric car charging stations, special pavers and public art in the project.

Mr. Mark Clouse, applicant's representative, stated the current phase of this project fits well with the plan that was approved in 2008. He said the overall development does not require commercial space in every phase of the development and the recent acquisition and

redevelopment of Hannah Plaza helps meet most of the commercial requirements. He said the hotel contributes to the level of commercial space in the development as well.

Commissioner Richards moved to approve MUPUD #16024
Seconded by Commissioner Lane

Commissioner Richards commented the revised version of the project meets the requirements as laid out in prior approvals but he would like to hear discussion of the traffic impact of the project. He asked if the intersections on Hagadorn Road had been revised at all.

Mr. Dave Sonnenberg, who supplied the traffic study, commented the project had very little impact on traffic; at peak travel times it was estimated to add only 150 trips per hour. He said the Eyde Parkway northbound through lane was the largest problem but adjusting the timing of the light had restored the lane to its original level of service. He restated the project would have little to no impact on traffic.

Commissioner Scott-Craig said according to his recollection there were two intersections in the area that were graded "E" which to him was unacceptable.

Mr. Sonnenberg said both intersections were upgraded to "D" after the timing of the lights was changed.

Commissioner Scott-Craig replied Hagadorn Road is a very busy road and this project is bound to have a negative effect. He said at some point the subject of traffic must be addressed and this project will bring that discussion closer than ever.

Commissioner Baruah commented students keep irregular hours, they are not necessarily traveling at peak hours and asked if the traffic study reflected this fact.

Mr. Acken added there will be bus service from the units to the MSU campus at 15 to 20 minute intervals from 7:30 a.m. to 6:00 p.m. Monday through Friday and from the units to Downtown East Lansing on the weekends. He pointed out a great quantity of students ride bicycles to and from classes.

Commissioner Cordill commented she liked the revisions, the scaled back number of units and the fact the applicant will be using Michigan labor for construction but it was her feeling there should be a greater amount of commercial space tied in with this phase of the project.

Commissioner Scott-Craig asked if the amenities mentioned by Mr. Acken could be listed in the resolution.

Senior Planner Menser explained that the amenities were not shown on the site plan so they could not be listed in the resolution.

Mr. Acken said they will put the amenities on the site plan for future meetings and they were listed in a letter sent to the Planning Commission.

Chair Ianni suggested they be in a friendly amendment to the motion.

Commissioner Richards agreed to accept the amenities: car charging stations, pavers and public art as a friendly amendment to the original motion.

Commissioner Lane accepted the friendly amendment.

Commissioner Premoe stated he was not convinced that student housing was not being overbuilt.

VOICE VOTE: YEAS: Commissioners Richards, Lane, Tenaglia, Premoe, Baruah, Cordill, Scott-Craig and Chair Ianni

NAYS: None

Motion carries: 8-0.

D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

Commissioner Lane moved to approve the resolution
Seconded by Commissioner Baruah

VOICE VOTE: YEAS: Commissioners Lane, Baruah, Richards, Premoe, Cordill, Scott-Craig and Chair Ianni

NAYS: None

Motion carries: 7-0.

8. Other Business

A. None

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

Senior Planner Menser informed the Planning Commission that Rezoning #17020 was withdrawn.

10. Project Updates

A. New Applications – NONE

B. Site Plans Received – NONE

C. Site Plans Approved – NONE

11. Public Remarks-NONE

12. Adjournment

Chair Ianni adjourned the meeting at 8:06 P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary