

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION
and
REGULAR MEETING**

SEPTEMBER 12, 2016

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

Work Session Meeting – Administrative Conference Room

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. Master Plan Update
4. Public Remarks
5. Adjournment

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. August 8, 2016 Regular Meeting
 - B. August 8, 2016 Work Session Meeting
 - C. August 22, 2016 Work Session Meeting
4. Public remarks
5. Communications
 - A. Ahsan Sumbal, et. al. RE: Master Plan Update
 - B. Judy Kindel RE: Master Plan Update
 - C. Renee Korrey RE: Master Plan Update
 - D. Environmental Commission RE: Master Plan Update

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6. Public Hearings
 - A. Special Use Permit #14071 (Fedewa), a request for an extension of SUP #14071 to construct eight townhouses at 1730 Chamberlain
7. Unfinished Business
8. Other Business
 - A. Resolution of Appreciation - Holly Cordill
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. New Applications
 - i. Special Use Permit 16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two drive-through windows at 1560 Grand River Avenue.
 - B. Update of Ongoing Projects
 - i. Site Plans Received

Site Plan Review #16-08 (Chris Humphrey), construct a drive-through ATM in the Meijer parking lot at 2055 Grand River Avenue
 - ii. Site Plans Approved - NONE
10. Public Remarks
11. Adjournment

Post Script: Christine Tenaglia

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**

**Work Session Meeting
and
Regular Meeting**

SEPTEMBER 26, 2016

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

Work Session Meeting

1. Master Plan Update

Regular Meeting

1. Public Hearings
 - A. Special Use Permit 16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
2. Unfinished Business
3. Other Business
 - B. Industrial Zoning District (Section 86-435) Amendment Proposal

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

DRAFT

August 8, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Cordill, DeGroff, Ianni, Jackson, Opsommer, Scott-Craig
ABSENT: Commissioners Honicky, Tenaglia, Van Coevering
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

2. Approval of agenda

Commissioner DeGroff moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Jackson moved to approve the Work Session and Regular Meeting Minutes of July 25, 2016. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

- A. Meridian Energy Team; RE: Inclusion of Energy Efficiency and Renewable Energy Goals in the Master Plan Update
- B. James Linnemann, 1154 Teakwood Circle, Haslett; RE: Inclusion of Renewable Energy and Waste Management in the Master Plan Update as well as consideration of a large community solar system

6. Public hearings (None)

7. Unfinished Business

- A. Rezoning #16030 (Maniaci), a request to rezone 3690 Hulett Road, Okemos from RR (Rural Residential) to RAA (Single Family-Low Density)

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16030 to rezone approximately .82 acre located at 3690 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Seconded by Commissioner Jackson.

Planning Commission discussion:

- Rezoning is consistent with the surrounding area
- Rezoning will bring the parcel into conformity with the Future Land Use Map (FLUM)

- Project will contribute to a goal of infill development

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Ianni, Jackson, Opsommer,
Chair Scott-Craig

NAYS: None

Motion carried 6-0.

- B. Special Use Permit #16081 (Mid-Michigan Ponds), a request to work in the 100-year floodplain to improve a pond at 575 Piper Road, Haslett

Commissioner DeGroff 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 #16081 subject to the following conditions:

1. **Approval is subject to the plans and application materials submitted as part of Special Use Permit #16081, subject to revisions as required.**
2. **Prior to work taking place on the site, the applicant shall submit a detailed site plan showing the location of the 863.5 elevation on the site; that extracted materials removed from the pond are to be located above the elevation of 863.5 feet above mean sea level; and the length, height, and width of the extracted materials locations. The Director of Community Planning and Development shall review and approve the locations.**
3. **The applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place on the site. A copy of the permit shall be provided to the Department of Community Planning & Development.**
4. **The applicant shall obtain any other applicable permits, licenses, and approvals necessary to perform the proposed extraction. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.**
5. **In no case shall the impoundment capacity of the floodplain be reduced.**
6. **No work shall take place in regulated wetlands without first obtaining approval of a Wetland Use Permit from the Township.**

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Request will control invasive species in the area
- Plant removal should not affect the floodplain

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Ianni, Jackson, Opsommer,
Chair Scott-Craig

NAYS: None

Motion carried 6-0.

8. **Other Business (None)**

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

Commissioner Jackson reported at the August 4th Economic Development Corporation (EDC) meeting, where new businesses, progression of development and Meridian Township's 175th Anniversary Celebration were discussed. She indicated also discussed at that meeting were ordinance adjustments in response to requests by businesses for changes in what the Township allows in the industrial zoning district. Commissioner Jackson noted staff is preparing draft ordinance language to address this request.

Upon request of the Chair, Principal Planner Oranchak explained that either the Township Board or the Planning Commission can initiate a zoning amendment.

Chair Scott-Craig announced tonight is Commissioner Cordill's final meeting as she is moving from the area.

Commissioner Opsommer reported the August 3rd Environmental Commission meeting was cancelled.

A. New Applications

NONE

B. Update of Ongoing Projects

i. Site Plans Received

Site Plan Review #16-08 (Chris Humphrey), to construct a satellite Automated Teller Machine (ATM) in the Meijer parking lot at 2055 Grand River Avenue

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:21 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

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

DRAFT

**August 8, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Ianni, Jackson, Opsommer, Scott-Craig
ABSENT: Commissioners Honicky, Tenaglia, Van Coevering, Cordill, and DeGroff
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 4-0.

3. Discussion – Master Plan Update

- Franklin Street between Marsh Road and the east-west portion of Franklin Street is owned by the Haslett School District, it is a private street
- Draft Future Land Use Map comments:
 - Identify the Okemos School site on Powell Road as “Institutional” on the “draft” Future Land Use Map (FLUM)
 - Identify Institutional sites on the FLUM with icons similar to the 2005 FLUM
 - Eliminate the southeast corner of Lake Lansing and Hagadorn from the Carriage Hills PICA, it is part of the Donley Elementary Schools
 - Replace “PUD” with “MUPUD” as a category on the Future Land Use Map
 - Retain original “single-family” residential densities
- Affordable housing comments:
 - Housing is affordable when the cost of housing (rent or mortgage and associated housing costs) are 30% or less than household income, 40% if transportation costs are included

Chair Scott-Craig recessed the work session at 7:05 p.m.

Chair Scott-Craig resumed the work session at approximately 7:30 p.m.

- Adopt the Tri-County study (Capitol Corridor, Regional Affordable Housing, or 5-year Fair and Affordable Housing Plan?) by reference
- Establish affordable housing formula (percent of income, type of housing) model to determine viability of affordable housing before codify a percent with “shall”
- How will affordable housing work—either leave to the developer or include percentage in the Master Plan
- Without incentives the financial burden will be on market rate units resulting in potential vacancies and failed projects
- Encourage affordable housing in single-family designations, require in multiple family

- Resume discussion of the Future Land Use Map
 - No separate “Office” designation combined in Business/Technology, Commercial, and Mixed Use Core
 - Building styles tied to PICAs
 - USB as Planning Commission proposes – Areas #3 and #6 outside the Urban Services boundary
 - PICAs and form-based code
 - Adjust FLUM and text to include the Mall and public land on the south side of Central Park Drive in the Okemos PICA
 - Leave the east ends of the Haslett and Okemos PICAs as they are.
 - Remove Land Preservation from the Institutional category and add it to Parks

4. Public remarks

- Neil Bowlby, 6020 Beechwood, Haslett, commented on the multiple-family density ranges in the 2005 Master Plan and the draft Master Plan, and on using an appendix for important data
- Doris Schwartz, 2209 Kent, Okemos, commented on the designation of “mixed use core” for single family residential properties on Kent Street
- Bill McConnell, 4376 Manitou, Okemos commented on removing Land Preservation parcels from the Institutional category and adding it to Parks, and move the Ingham County Care Facility, the open space around the Carriage Lane apartments (Ingham County Housing Authority), and the Meridian Township Transfer Station (Lake Dr.) as from Institutional to an open space category and adopt the Greenspace Plan by reference
- Judy Linn, 5435 Van Atta, Haslett, commented the Greenspace Plan should only show public land, parks and preserves have different functions and should be separate categories,

5. Adjournment

Chair Scott-Craig adjourned the regular meeting at approximately 9:00 P.M.

Respectfully Submitted,

Gail Oranchak
Principal Planner

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

DRAFT

August 22, 2016

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

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Van Coevering, Tenaglia, Opsommer, and Lane
ABSENT: Commissioners Honicky, DeGroff, and Ianni
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 6:00 P.M.

2. Approval of agenda

Vice-Chair Jackson moved to approve the agenda. Seconded by Commissioner Opsommer.

Voice vote. Motion carried unanimously

3. Presentation

Principal Planner Paul Lippens, McKenna and Associates

I. Review Accomplishments

- a. Recap of Meeting #4, Planning Commission and Board of Trustees Work Session
 - Review of activities over the last month – Future Land Use Map, metrics comments, future activities
 - Incorporated comments from the Planning Commission’s August 8, 2016 work session
- b. Project Schedule
 - 8/22/16 review of the Draft Master Plan represents the last of the joint Planning Commission and Township Board meetings
 - Next step formal Township review and adoption period

II. Explanation of the Planning Enabling Act’s adoption process

- Per Michigan law, the Planning Commission is the body responsible for making a recommendation of a draft Plan to the Township Board
- If the draft plan is acceptable, the Township Board initiates distribution and the 63-day review period
- At the end of the 63-day review period, the Planning Commission is required to hold a public hearing and recommend the Plan to the Township Board
- In Meridian township, the Township Board has assumed the ultimate legislative authority to adopt the Plan

III. Discussion: Walk Through of the Draft Plan

- Photos in flux, place-holders that may be replaced with pictures of Meridian Township

over the next two month.

- Dedication to Jim Harrison, famous Michigan author, a friend of Phil McKenna, MSU grad and a 1956 graduate of Haslett High School, author of Legends of the Fall
- Review of the Table of Contents and the order of the Plan chapters—the structure of the Plan: Action Plan, Future Land Use, Future Transportation, Community Profile, and Attachments
- Action Plan includes Overview; Legal Basis; Plan organization; Goals, Objectives and Strategies; Metrics, Measures, Benchmarks and Targets; Project Evaluation Form; and Zoning Plan
- Action Plan is the Goals and Objectives
- Metrics and measures to determine success of Plan implementation
- Project evaluation form to aid staff in determining success of Plan implementation
- Zoning Plan follows the Action plan shows how zoning categories apply to current zoning districts and suggests possibly zoning amendments
- Future Land Use Chapter includes: Future Land Use Plan, Building Types, Architectural Standards; and Urban Service Boundary
- Future Land Use chapter id's 3 mixed use core areas “Potential Intensity Change Areas” (PICA) around core areas of Okemos, Haslett and Carriage Hills, somewhat Form-based code format
- Includes building types and possible architectural standards to incorporate into zoning if desirable, a future process and may be applicable to a Form-Based code format.
- Urban Service Boundary to promote preservation of more rural character of the Township's eastern one-third
- Future Transportation Chapter includes: Future Transportation; Pedestrian/Bicycle Pathways, Public Transit, and Vehicle System
- Functional classifications have not changed. Roads controlled and developed primarily by the Ingham County Road Department with the Township's input
- Recently updated Meridian Township Pedestrian/Bicycle Pathway Plan
- Includes transit recommendations from the Capitol Corridor study/plan, BRT and CATA system
- Community Profile Chapter includes: Demographics, Community Facilities, Existing Land Use, Natural Features and Open Space
- Community Profile includes snapshot of current conditions: infrastructure, land uses.
- Consultant tasked with significantly reducing the size of the plan from over 200 pages to current 100 and modernizing the Plan format
- Previously adopted Goals and Objectives presented as a strategic action plan
- Goals minimally modified during the process to incorporate Complete Streets and sustainability principles
- Section on Metrics, measures benchmarks and targets as a way to measure the success of implementation of each of the goals and objective and a guide to updating the plan
- Metric is an observable indicator of the Master Plan's objectives, measures are what data set or value will be used to evaluate metrics, benchmarks suggested basis to establish the past success levels in the Township and targets are the desired result of future activities all presented in accordance with objectives they go with
- Recommendation the Township review the process possibly every two years and adjust as necessary
- Created Project Evaluation form to assist staff to relate back to goals and objectives to record achievements in a regular way

- Zoning Plan compares FLU designations with corresponding zoning categories
- Short list of possible recommendations to update zoning
- Future Land Use chapter creates three mixed use core districts to create downtown areas. Building types and potential density scenarios for each area provided.
- Retail Market Analysis and Target Housing Analysis used to analyze the market to determine the amount of potential demand in Meridian Township
- Summaries of walkable housing and new walkable retail in each PICA. Conservative estimates of demand
- Reasonable growth projection tied to data analysis
- Each PICA has stated amount of potential housing units. Total of approximately 1100 units in all three areas, approximately 2500 people.
- Responsive to ideas of more single family residential in the PICA areas to match scale of surroundings
- Added more housing types, more single family housing types, to address work force, missing middle housing and middle income housing needs
- Future Land Use Map. Attempt to simplify the way land use is regulated in the Township
- Reduction in the total number of land use categories with idea there can be more similarity and less regulation tied to the number of categories.
- Land Use Map provides a framework for updating zoning in the future.
- Guidelines for building types and architectural standards to guide future development on based on a Michigan vernacular for walkable downtowns to assist during PICA plan review and other areas as applicable
- Urban Service Boundary location based on the Planning Commission's recommendation.
- Future transportation discussion: recommendation for new streets in PICA areas to create the walkable downtown.
- Expectation of BRT support until late into the Master Plan update process
- Access management and shared parking recommendations included
- Community profile chapter includes updated demographics; community facilities, utility and existing land use maps
- Adoption by reference of applicable documents such as Capitol Corridor report and Greenspace Plan.
- Two attachments Retail Market Analysis and Target Housing Analysis
- Chair Scott-Craig opened discussion to Planning Commission and Board members
- Reference to "Greenway" Plan should be changed to "Greenspace" Plan
- Clarification of metric targets, e.g. target for pedestrian-bicycle pathway is 100 percent of the most recent five years within the next five years.
- Focus on the "big picture" and send comments to staff regarding: ability to identify the Plan's main ideas, clear explanation of new ideas, appropriate supportive evidence in the plan, structure of the plan, the Future Land Use Map and categories, Plan format (colors sizes, photos); needed corrections, additions or omissions.
- Review measurements—do measurements match the projects, are targeted short term goals an appropriate match for projects?
- Issues related to proposed metrics: too many, lagging not leading, burden for staff, applicability, clarify establishment of benchmark, percentage increase or percentage point increase, frequency of reporting
- 200 percent is double the benchmark and 100 percent is equal to the benchmark
- 200 percent or 100 percent of what?

- A framework to be modified as go forward and gain experience.
- Possibly too many objectives to measure.
- Metrics, Measures, a generic/model evaluation tool to be adapted as move through the execution of the plan. Application will instruct ways to make them more useful. Put them in the back as appendices and not as major chapter of the plan.
- Not an arbitrary deadline. Changes can be made.
- Amending the Master Plan is not a trivial process. Get the Plan to close to desired outcome before going through the adoption process
- Several members agreed with moving Metrics to an appendix
- Revise P. 3.9 to reflect the Township Board's July 19, 2016 resolution of non-support of the BRT
- The document is missing an executive summary. Tell story, make a case for the conclusion. Expecting up front a statement that says the proposed plan will allow us to do this, this and this. This, this, and this is desired because the evidence you gathered that described the demographics of Meridian Township, analyzes the housing in MT, analyzes the economic strength and sustainability in MT suggest that these things are needed. This plan represents a proposal to get to those desired ends. The big picture would have said first MT is X sq. miles, X undeveloped area and the plan being prepared does this and that. The big ideas are the majority of land use in MT is proposed to change except in instance where manipulate FLUM categories to allow more flexibility in those categories. So to achieve inevitable growth and development to satisfy all the goals and bojective we propose MT in next 20 years focus on these 3 pica areas to achieve that and even demonstarate which Goals and objectives are expected to achieve the desire outcome. The Exec Summary will tie together all the data and support the conclussions that the proposal brings us to. Some this bulk ==eval form, metrics—are tools to get to this focus on the 3 areas.
- PL. Township overview could include some of the details desired. Table of Conents provided early in the process and delivered the Table of Contents proposed early on.
- PJ. Looking for a sales job. Plan to sell us all on the proposals. The way to do is with an Exec Summary that ties all together showing the evidence used to support the changes.
- PL. can be done
- JVC. Take inernal pieces-metrics, forms—take out of plan so staff can simply change as internal operation. Not include in the plan that goes out for review?
- PL. Easy change to make. Not a restructuring. Takes guidelines form implementing appendix. Leave the policy for metrics in the plan taken out.
- JVC. Take out the actual procedure.
- PJ. Treat like tools in appendix hat achieves the suggested goal.
- JSC. Structure not what wanted. Original RFP 3 questions ---Where is the Township today, Where want to be in future. How will get there. Move Comm. Profile to front = where are today. Followed by parts of the action plan – goals and objectives. Then FLU, zoning plan, future transportation, how grow & how get there and last implementation like metrics. Wholesale change.
- JSC. Main ideas, new ideas. Foremost is idea dev or redevelopment will be concentrated in western portion of township. Should be clearly states. Retail Market Analysis and Target Housing Analysis support this idea—type of housing and retail needed in this area. One size does not fit al. # of bookstores. For example. PICA's are new. That'w what this is all about – redevelopment in these areas. Key to call out. Consideration of USB. Parts of main big idea where development should go in twp needs to be clearly stated. Prooposed zning and FLU categories need to be carefully looked out for intended

and unintended consequences. Changing categories look at carefully. Proposed shift to form-based code, another change that needs to be called out what doing in this plan. Timing. What is the schedule for moving ahead. What needed for final draft. No deadline. Like to get it done this year. Next year? More important to get it done right. Further meetings w. McKenna. More \$ in budget. Address possibilities for options.

- JVC. Problem with pushing out the timeline. TB decisions based on 2005 plan. Imp to get done before the end of the year. Say we are close enough. Advocate to get done by the end of the year. Agree on Exe Summary—where are, where want to be, how plan to get there.
- BD. Story, narrative, big vision. No consensus in the community. Diverse stakeholders= no concise vision. Contingency budget for flexibility. Moving metrics to back good. Agrees w JSC. Key points – likes concentrating development in the western portion of development and concentrating development in PICAs. Key transformative. Prob w. managing inevitable development. Proactive – how big want community to be. What will be the ultimate size of the township. Need to know to drive decision making. Does not like changes in collapsing designations. Density ranges not realistic 5-14. All will come in at 14. No correlation bet. FLUM and 2.14 actual narrative and actual ranges on map do not correlate. Dramatically increasing development outside PICAs . density in PICAs okay but not outside. Not community vision.
- PL. Map diff density ranges than text. Text are correct, map will be corrected. Added text to FLU categories. Higher densities for projects that could achieve affordable housing.
- Planning Commission work session: Densities should indicate only highest densities for incentive to create affordable housing.
- DO. Affordable housing, inclusionary at 15% per Planning Commission. Most zoning is 8-14 du/a. Not giving density bonus for affordable housing. Asking for more with less. Cost of affordable housing at a rental rate that is 30% of qualified applicant's income. Making \$15,000 per year, applicant getting 70% of rent subsidized by non-subsidized units. MR only category being lumped together and that is the only one with emphasis on affordable housing. Too much to ask to do affordable housing within the existing density. Passing on to non subsidized renters thus those rents become exorbitant resulting in vacancies. Look at 40% cost of both transportation and housing to calculate affordable housing. Reliable transit – leave vehicle at home and use the bus. No change anything. MR is already 8-14.
- RS. Board dealing with applications where Master Plan does not consider. Do right but strike a balance. Likes summary – big picture section more expansively than now. Advises users early on. Lies move tools to the back to appendix – metrics, evaluation form. Put where belong and allow to work with them along the way. Size of the Twp. The Plan itself does dictate. The plan will dictate what the size will be . someone sit down with the map, take the zoning to areas that are not already development and come up w. numbers. The additional will tell the future population. If wrong, tweak the map.
- PL. Build-out can be done. The PICAs have build-out.
- RS. Have for other areas to answer the question for the entire township
- JB. Format does do something asked for. A much more readable document that is easier to go through. Importance of completion of the plan. TB #2 goal for the year. Mr. Sumbal effects of not having up-to-date FLUM. Rezoning and Land use decisions. Use FLUM as a guide. Appropriate, consistent? Go ahead and continue with schedule set forth due to importance. FLUM changes. Sumbal wants PC to look at BL-69. What PC thinks the future should hold for the area. Commercially designated area on Hagadorn Road

adjacent to the 425 area. Should change to something other than an island of Commercial. Office? Residential? For the future land use. Commercial not consistent with the vision to keep as more of a rural area. Kent Street in Okemos PICA shown as mixed core. Commercial encroachment should not be permitted.

- CT. Get details in written format and share so can hash out and get done.
- PJ. USB. "no extension of services into area." Not understanding of how the USB will be used.
- JSC. Method for moving the boundary devised. Adjusting the USB should be included. The plan specifically say cannot happen but modification process says it is possible. Consultant needs direction regarding policy of USB.
- Transportation chapter structure is different of the rest and PJ like it. Suggestions for shared drives along Grand River. Appreciate actual renderings of specific locations in MT changed to reflect this suggestion. Bicycle paths, pathways where one is appropriate. Draw a picture to show impact of change to help sell the appropriateness of suggestions plan (willing to expend funds on this?)
- DO. \$6,000 contingency. In favor of moving metrics and Project evaluation form. Permissive –staff may deem necessary to modify. Modify without modifying Master Plan. USB. Need to reach agreement on USB before sending out? PC & TB.
- JSC. TB must approve sending the Plan out for the 63-day review. May not send out if does not agree with portions of the Plan
- The TB could send back to PC with request for changes, TB could authorize distribution and continue to work with PC on the boundary and essentially adopt with modifications after the 63-days are up. PC will see doc first before period, will hold PH after 63 days and will make a recommendation after. If drastic changes happen to plan after 63-day review should renotice and another 63-day review period.
- DO. Is shifting USB trigger an additional 63-day review.
- PL the policy is there, lines well established, probably not new 63-day review.
- DO. Adopting Capitol Corridor and TOD plan, impetus for Hamilton/Okemos PICA. Capitol Corridor overlay. Okemos PICA improved transit otherwise PICA of that scale and scope not possible.
- MS. Pictures of diverse population.
- PL. Possibly Township take submittals of photos from public
- PJ. Building types and architectural ... move to appendix. More a tool than specific to our plan. Winter pictures okay.
- JS-C Architectural standards to appendix.

6. Public Remarks

- Neil Bowlby 6020 Beechwood, Okemos, commented on completing the Master Plan update within the terms on contract, Adding background material to the appendix, the impact of the Georgetown sewer payback district, the chart on Page 4.21, the Citizen Survey preferences, references to the BRT and the importance of public transportation and lack of reference to private transportation.
- Leonard Provencher 5824 Buena, Haslett, commented on non-motorized transportation, Complete Streets ordinance, the need for a road diet and bike lanes on Haslett Road and Central Park Drive.
- Judy Linn, 5435 Van Atta, Haslett commented on her disagreement with parts for the Master Plan, lack of references to land preservation and their potential extinction, no distinction between

parks and preserves, more land preservation should take place in the eastern third of the Township, the incorrect mapping of agricultural land.

- Bill McConnell, 4376 Manitou, Okemos, commented the Transportation section is well crafted, future development is concentrated in the PICAs using form-based coding, leaving the corridor outside of the PICAs will result in more retail behind parking lots which does not represent the vision for the corridor, Disaggregate Parks and Land Preserves in Natural Features Map which shows wetland and floodplains, make reference to the Greenspace Plan, multiple parks categories on the Community Facilities map.
- Judy Kindle 2915 Margate Lane, thanked the Planning Commission inviting comments and incorporating suggestions into Master Plan regarding renewable energy and sustainability plan for energy use; and neighborhoods around Carriage Hills shopping center pleased to be identified as one of three PICAs.
- Rennee Korrey, 4633 Okemos Road, Okemos, commented on transportation not having to equate with the BRT, the BRT hitting only the northern DDA area and missing the CATA bus through downtown Okemos, Missing the bus that went through downtown Okemos.
- Doris Schwartz 2209 Kent Street, Okemos commented on the designation of residential lots on the south side of lots of Kent Street, west of Okemos Road as Mixed Use Core.
- Mary Langguth 2422 Jolly Road, Okemos commented on support for an executive summary but not for a re-write of the entire plan. Direct to locations of more detail. Keep building design.
- Vance Poquette, 2226 Kent, Okemos, asked if individual properties in the Mixed Use Core are residential, commercial or mixed use, and how binding are the maps. Suggested notification of residents subject to change in PICA areas, commented the vision of higher density may not be appropriate for every location, the Okemos PICA may not support retail which may result in large decaying mixed use buildings, expressed a preference for townhouses, encourages concepts by applied only if there is a demand for retail space, and metrics overdone.

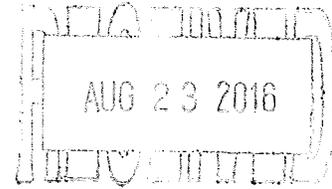
Adjournment

Chair Scott-Craig adjourned the meeting at approximately 7:30 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

August 12, 2016



Charter Township of Meridian

Re: Meridian Future land use map.

Property owners M-78/Lake Lansing Area

Re: Best future use of our properties located at the following addresses

2420 Lake Lansing

2444 Lake Lansing

2460 Lake Lansing

2401 M-78

2413 M-78

2429 M-78

2445 M-78

2465 M-78

Because of the recent commercial developments (Meijer Store) on M-78 and the new commercial development proposed (Costco Store) in the near future, we are in agreement that a commercial designation would serve the best interest of us the property owners as well as Meridian Township and its citizens. We are requesting the township to place our properties mentioned above on the future land use map as C-2 Commercial for future use. This designation will make it easier for us to market and possibly sell our properties as commercial, because very few if any families would want to purchase and live in the mist of commercial properties and on a 4 lane highway.

Sincerely,

The citizens of Meridian Township and property owners of M-78/Lake Lansing area.

Anson Sumbal
Anson Sumbal

2420 Lake Lansing

Stacy Johnson

2444 Lake Lansing

Anson Sumbal
Anson Sumbal

2460 Lake Lansing

Je-Z

ZISHAN SUMBAL

2401 M-78

2413 M-78

Herbert J. McClymont
517-332-2133

2405 M-78

Kimberly Helberich
(517) 339-4250

Kim
2445 M-78

Anson Sumbal
Anson Sumbal

2465 M-78

Anson Dumbal
Anson Sumbal

2420 Lake Lansing

Stacy Johnson

2444 Lake Lansing

Anson Dumbal
Anson Sumbal

2460 Lake Lansing

Je-Je

ZISHAN SUMRAL

2401 M-78

Cleason Miller

2413 M-78

Heraleyn D. Mc Cleymont
517-332-2133

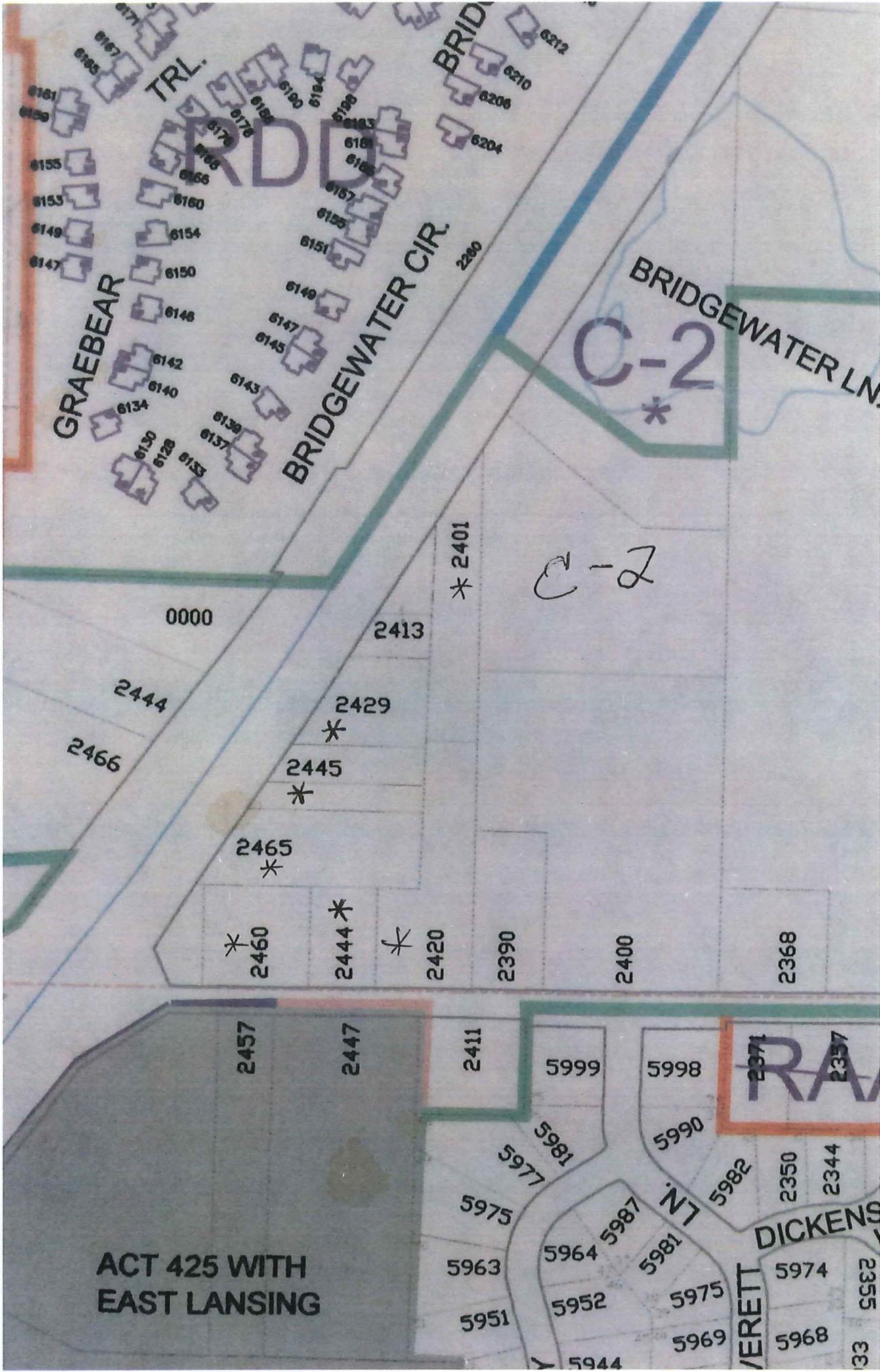
2405 M-78

Kimberly Helferich
(517) 339-4250

Kim
2405 M-78

Anson Dumbal
Anson Sumbal

2465 M-78



GRAEBEAR

TR
BRIDGEWATER LN

BRIDGEWATER CIR

BRIDGEWATER LN

C-2*

C-2

ACT 425 WITH
EAST LANSING

RAV

DICKENS

VERETT

Gail Oranchak

From: kindel@msu.edu
Sent: Monday, August 29, 2016 11:50 AM
To: Gail Oranchak
Subject: Master Plan language

Hello Ms. Oranchak and members of the Planning Commission,

The Meridian Energy Group would like to suggest some minor changes to the language used in Goal 7, Objective A, numbers 10 and 11 of the Master Plan.

Changes would be:

No. 10 to read, Encourage the use of renewable energy throughout the Township. Omit the rest of the sentence as it is redundant.

No. 11 to read, Develop a Sustainability Plan that would include energy efficiency, renewable energy, water and waste management, transportation and public education. Use this framework for the future to illustrate a commitment to being a "green" community, maintaining a healthy ecosystem and reducing the Township's carbon footprint.

Thank you.

Judy Kindel for the Energy Group

On Monday, August 29, 2016 8:05 PM, renee korrey <rkorrey@yahoo.com> wrote:

Frank Walsh,

Please forward to those members of each board who make up the Master Plan Committee and thank you.

Ladies and Gentlemen of the Master Plan Committee,

I wish to start by commending you on all the effort you each have made in this process. Although I do not agree with everything said, I do recognize the efforts you have made both individually and collectively. It has been a learning experience for me as I watch from home and in person.

I want to limit my feedback to the Okemos PICA; primarily the DDA area. I realize that this has plan development has been in the works for a number of years. The renderings shown today are not reflective of the reality of the area right now. Along with real pictures as eluded to by several members, I suggest that the rendering for the DDA area be updated. Here is what I am reasonably sure of based upon my one on one discussions with stakeholders in the area. The gas station on Hamilton and Marsh is planning on a long life there. The residences shown on the map south of Grand River and West are unlikely to happen as there are businesses there with solid footholds such as 5th/3rd Bank. The second rendering of a slim building in the median with traffic on either side will not happen as there simply isn't room.

I cannot rap my head around all the new residential projected because we do not have that much space, even for mixed use projects. Perhaps this type of information is what upsets Cedar Bend residents such as "Doris" who spoke at the last Master Plan meeting. I do not share most of her viewpoints as I am excited to see reasonable growth in the DDA area, HOWEVER she is correct that the residents in adjacent areas need to be engaged. They need to be heard and they need to be reassured. Do you think you have reached out to she and her neighbors? She thinks otherwise and that is what is important.

My next comment has to do with the transit portion as it pertains to the corridor and Okemos PICA. I agree with our clerk and one of the speakers that we do NOT need to have any reference to BRT in this Master Plan. Trying to relate it to our Okemos PICA does not make sense as it barely does anything for our area. Here is a reality with regard to development in that area. I have spoken to the stakeholders often and recently. The big issue for them are buried utilities which is a huge cost. If we are to attract development we need to listen to them. The BRT will do nothing for them that the route 1 does not already do. YES they need good transit close to their door...not an average half mile away! The bus needs to be brought back through Hamilton/Okemos roads so that it actually hits the heart of potential development. If we cannot afford to bring in some amenities designed to attract developers in the DDA area, we certainly cannot afford our share of the yearly maintenance for BRT. Since we are 30 million underfunded in the pension fund, I don't know how we can afford too much more than we already have.

I heard conversations regarding affordable housing and the ratio for wage and living/transportation expenses. It is all nice in theory however if someone has a car they are going to use their car...IN GENERAL. Let us look at the people without options. Expand routes and hours so that people who work all shifts can hold down a job. I hear Sparrow Hospital mentioned time and time again in the big picture for the corridor. They work around the clock as do many employers. All along the corridor one sees businesses open beyond the times frames of the running buses. I personally was not able to take the bus all the time when I worked night shift. So let's get rid of BRT reference and refer to public and private transportation. This Master Plan is not the forum to promote this BRT and it is the forum to promote all types of transportation in general.

Today I was at the Michigan Athletic Club and Spartan Cab was there to pick someone up who I helped to the vehicle. I casually mentioned that we had Redi Ride and Spec Tran (not knowing the person or what their needs were...just trying to educate) and her response was that she was tired of dealing with them. She would pay the extra to know she was getting where she needed to be when she needed to be. Like it or not, broken system or not, private transportation is a factor in this plan. If we are to worry about making sure there is affordable housing for Meridian Township residents...let us not stop there. Let us make sure that as many can be mobile as they wish so they can get jobs, any time of the day or night.

I speak as a private citizen who happens to be a DDA member and would love to be in attendance for any neighborhood meetings that you call such as with Cedar Bend. They are our neighbors and they are some of the people who will be living close to, shopping and walking our Okemos PICA.

Respectfully,

Renee Korrey

**RESOLUTION RECOMMENDING CHANGES
TO GREENSPACE PLAN SECTION OF THE
DRAFT 2016 MERIDIAN TOWNSHIP MASTER PLAN**

At a work session of the the Environmental Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 7th day of September 2016, at 6:30 p.m., local time.

PRESENT: Chair McConnell, Vice-Chair Schools, Commissioners Dickmann, Holland, Jackson, Kielbaso, Masten, Sarver

ABSENT: None

The following resolution was offered by Commissioner Kielbaso and supported by Commissioner Jackson.

WHEREAS, the Environmental Commission is responsible for advising the Township Board, officials and staff on matters pertaining to environmental protection and water conservation, management of natural resources and preservation of open space; and

WHEREAS, according to its 2016-17 Strategic Plan, the Environmental Commission is committed to regularly engaging the chairs of the Land Preservation Board, Park Board and Planning Commission to align data needs and other planning tools related to environmental protection, land acquisition and land improvement; and

WHEREAS, the Environmental Commission seeks to create and share planning tools such as maps and data that aid environmental planning decision-making; and

WHEREAS, the Meridian Charter Township Planning Commission invited the Environmental Commission to participate in the recent Master Plan Update process;

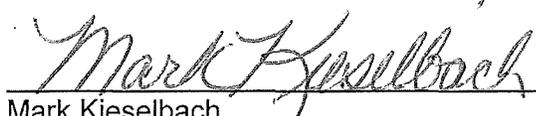
NOW, THEREFORE, BE IT RESOLVED THE ENVIRONMENTAL COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN HEREBY recommends 1) that the heading "*2004 Meridian Township Greenspace Plan*" on Page 4.26 of the "Draft August 2016" or latest version of the Master Plan: "*The 2016 Meridian Township Master Plan, be renamed to "The Meridian Township Greenspace Plan."* 2) *That the first sentence of the section be reworded to begin with "Beginning in 2004, the Meridian Township Greenspace Plan grew out of...* 3) That all references to "2004" in the entire section be omitted aside from the 2004 mentioned in Recommendation 2 above. 4) That the second sentence under the "*2004 Meridian Township Greenspace Plan*" heading omit the words "and should be updated regularly." 5) That the third sentence under the heading be reworded to state "*This Plan includes detailed goals, objectives and strategies for sustainable energy practices in the Township.*" 6) That a first sentence be added to the first section stating: *The 2016 Meridian Township Master Plan, adopts by reference, the Meridian Township Greenspace Plan and all future updates. The Greenspace Plan maintains an inventory of the Township's most important green infrastructure resources and scenic views, outlines a non-motorized corridor system which links existing greenspaces, civic centers and neighborhoods of the Township and otherwise offers a vision for green infrastructure planning in the Township.*"

ADOPTED: YEAS: Chair McConnell, Vice-Chair Schools, Commissioners Dickmann, Holland, Jackson, Kielbaso, Masten, Sarver

NAYS: None

MEMORANDUM

TO: Planning Commission

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Jennifer Quinlivan
Assistant Planner

DATE: September 9, 2016

RE: Special Use Permit #14071 (Fedewa)

The applicant submitted a letter dated August 16, 2016 requesting a one year extension of Special Use Permit #14071 (Fedewa). The special use permit is to construct an eight unit multiple family townhouse development at 1730 Chamberlain Way. Section 86-128(f) titled, *Extension request* states; "If the special use, or construction related to the special use, has not commenced within 24 months from the effective date of the special use permit, an extension may be requested in writing prior to the expiration date. An extension shall be reviewed and approved or denied in writing by the same person or body that made the original decision."

The special use permit was approved by the Planning Commission on September 22, 2014 for a period of two years. The applicant is requesting a one year extension of the special use permit to September 22, 2017.

Section 86-128(f) provides criteria for deciding an extension of a special use permit. The review criteria are as follows:

1. The applicant has failed to begin construction within the required time period due to circumstances outside of the applicant's control.

The applicant has indicated the project was delayed due to an issue of securing the easement permits for access to Chamberlain Way, which took over 20 months to gain; therefor delaying construction.

2. The project continues to be consistent with the special use permit review criteria.

3. The project remains conforming to all requirements of the previously approved special use permit.

At this time, no changes to the project have been proposed. Additionally, there have been no changes in the area surrounding the project or changes to the zoning ordinance since the original special use permit was approved that would affect the project.

The applicant is currently applying for Site Plan Review. The applicant is requesting a decision from the Planning Commission the same night as the public hearing. The Planning Commission in order to take action, must suspend Bylaw 6.4(a) of Meridian Township Planning Commission to provide a decision the same night as a public hearing.

MOTION: TO SUSPEND PLANNING COMMISSION BYLAW 6.4(A) OF MERIDIAN TOWNSHIP TO MAKE A DECISION THE SAME NIGHT AS THE PUBLIC HEARING.

Planning Commission Options

The Planning Commission has the option to approve, approve with modifications, or deny an extension. If the extension is denied, the applicant must resubmit the special use permit. A resolution has been provided.

Attachments

1. Resolution
2. Letter from Jerry Fedewa requesting extension dated August 16, 2016.
3. Applicant email containing request for a decision the same night as the public hearing.
4. Special Use Permit #14071 approval letter dated September 23, 2014.
5. Site Plan

**RESOLUTION TO APPROVE
(EXTENSION)**

**Special Use Permit #14071
FEDEWA**

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 12th day of September 2016, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Planning Commission approved SUP #14071 on September 22, 2014 for a period of two years, to construct an eight (8) unit multiple family townhouse development at 1730 Chamberlain Way; and

WHEREAS, the applicant, Jerry Fedewa Homes, in a letter dated August 16, 2016 requested a one year extension of Special Use Permit #14071 due to a delay in receiving approval from Grange Acres to use Chamberlain Way, a private road, as the primary access to 1730 Chamberlain Way; and

WHEREAS, the Planning Commission discussed the special use permit extension request at its September 12, 2016 meeting and has reviewed the material forwarded by staff under cover memorandum dated September 9, 2016; and

WHEREAS, Section 86-128(f) of the Code of Ordinances allows for the extension of a special use permit; and

WHEREAS, the project continues to be consistent with the special use permit review criteria; and

WHEREAS, the special use permit remains consistent with the design approved by the Planning Commission on September 22, 2014.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Special Use Permit #14071, for a period of one year, from September 12, 2016 to September 12, 2017, with the following condition:

1. All previous conditions placed on the special use permit approval shall remain in effect.

**Resolution to Approve (Extension)
Special Use Permit #14071 (Fedewa)
Page 2**

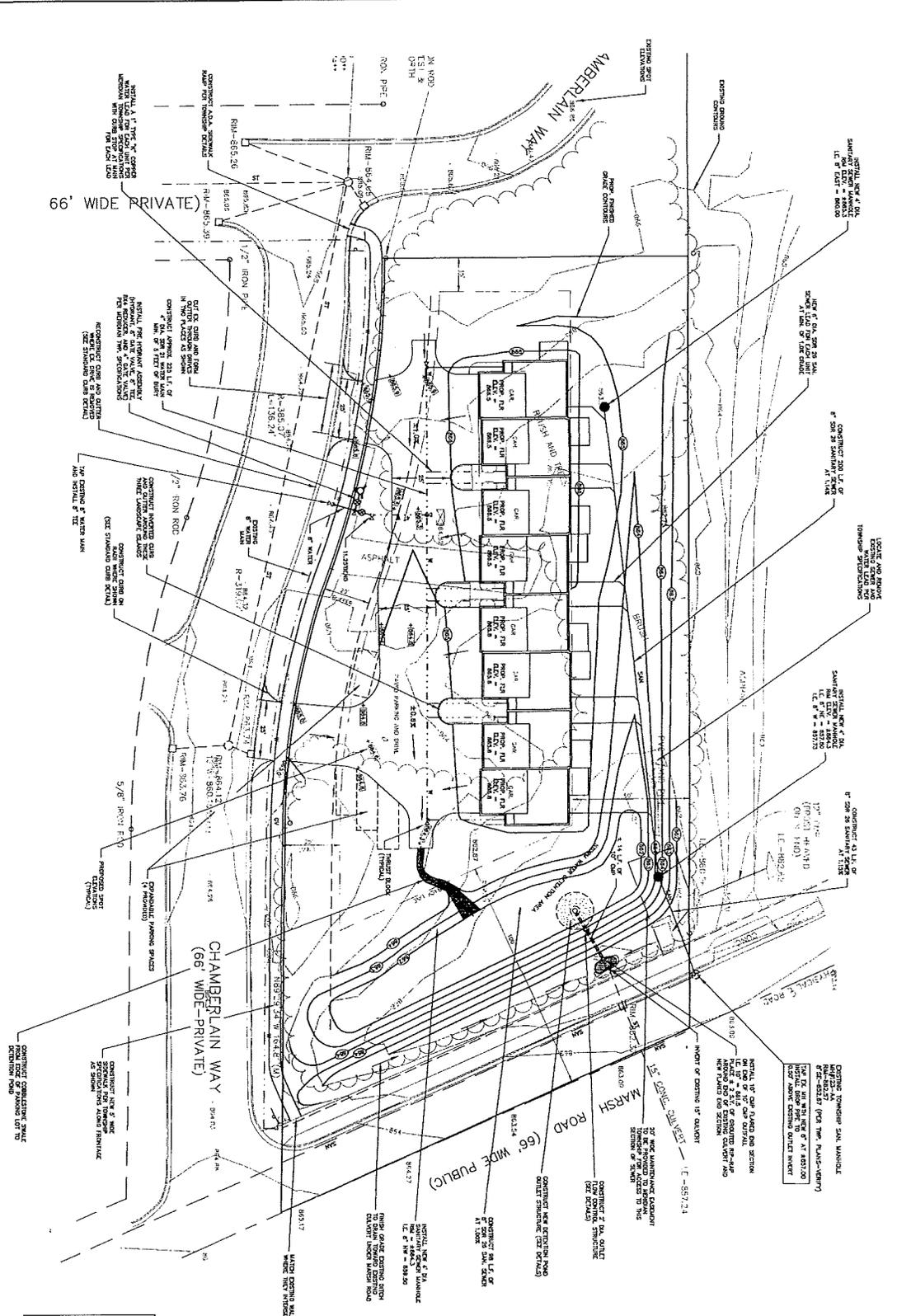
ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the 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 12th day of September 2016.

Brett Dreyfus, CMMC
Township Clerk



LOT COVERAGE CALCULATIONS

TOTAL LOT AREA	= 58,376.5 SF
AREA COVERED BY BUILDINGS	= 7,864.4 SF (13.5%)
AREA OF DRIVES AND PARKING	= 8,866.6 SF (15.2%)
AREA OF SIDEWALKS ON SITE	= 457.8 SF (0.8%)
TOTAL LOT COVERAGE	= 17,108.8 SF (29.3%)
REMAINING AREA OF OPEN SPACE	= 70,717.7 (121.88 SF)

!!! CAUTION !!!

THE LOCATIONS AND DEPTHS OF POTENTIAL OBSTRUCTIONS ARE SHOWN ON THIS PLAN. ANYONE DIGGING SHOULD CONTACT THE UTILITY COMPANIES LISTED ON THIS PLAN TO OBTAIN THE DEPTHS OF ANY POTENTIAL OBSTRUCTIONS. THE LOCATION OF ANY OBSTRUCTIONS SHOULD BE MARKED ON THE PLAN AND THE DEPTHS SHOULD BE RECORDED IN THE FIELD BOOK.

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

Revisions

Date	By	Description	Date	By	Description
5/29/14	LSB	REVISED PER COMMENTS	8-14-14	LSB	REVISED PER COMMENTS
6/29/14	LSB	REVISED PER COMMENTS	8-14-14	LSB	REVISED PER COMMENTS
7/27/14	LSB	REVISED PER COMMENTS	8-14-14	LSB	REVISED PER COMMENTS

Stephens Consulting Services, P.C.
ENGINEERING & PLANNING

1498 HICKORY ROAD, P.O. BOX 708, WAREHOUSING, VA 22686 • 541-531-9892

CHAMBERLAIN PLACE TOWNHOMES
SITE PLAN

1730 CHAMBERLAIN WAY, HANSLETT, MI

Project No. 14-01
Sheet No. 105
Scale: 1" = 20'

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of September 2016 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Holly Cordill has been as a member of the Planning Commission of the Charter Township of Meridian since January, 2011; and

WHEREAS, Holly Cordill has enthusiastically dedicated her time and effort to the Planning Commission serving as Planning Commission Secretary; and

WHEREAS, Holly Cordill has attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and as Secretary was responsible for insuring notifications associated with the amendment and update of the Master Plan were prepared and distributed in accordance with Michigan statute; and

WHEREAS, Holly Cordill has thoughtfully considered each request presented before the Planning Commission during her term.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Holly Cordill grateful thanks for her voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

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 complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of September 2016.

John Scott-Craig, Chair