

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
June 8, 2015**

APPROVED

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

PRESENT: Commissioners Cordill (7:03 P.M.), DeGross, Honicky, Jackson, Scott-Craig, Van Coevering
ABSENT: Commissioners Deits, Ianni, Tenaglia
STAFF: Director Mark Kieselbach, Principal Planner Oranchak, Associate Planner Wyatt

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried 5-0.

3. Approval of Minutes

Commissioner DeGross moved to approve the Regular Meeting Minutes of May 11, 2015 and May 18, 2015. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 5-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Ginger Yang, owner of Lotus Voice Integrative Therapies LLC, 4994 Park Lake Road, East Lansing, voiced opposition to Special Use Permit #15061 (Jacobs Engineering), citing among other things, potential adverse health effects and unsightly visual aesthetics for her clients.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, expressed opposition to Special Use Permit #15061 (Jacobs Engineering).

Min Hao-Kuo, 2233 Burcham Drive, East Lansing, offered several reasons why he is opposed to Special Use Permit #15061 (Jacobs Engineering).

Mark Hooper, 3653 Stagecoach Drive, Okemos; voiced his continued opposition to Planned Residential Development #15-97015 (SP Investments Limited Partnership).

Teresa Bingman, 1425 Ambassador Drive, Okemos, expressed her continued opposition to PRD #15-97015 (SP Investments Limited Partnership)

Lloyd Bingman, 1425 Ambassador Drive, Okemos, expressed his continued opposition to PRD #15-97015 (SP Investments Limited Partnership), alleging the value of his home would decline with passage of the proposed amendment to the PRD.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed appreciation for the Planning Commission hosting of the Master Plan Public Input Forum on May 21, 2015. He offered suggestions for changes to language contained in the Master Plan which were authored by Bob Wasserman, Eckhart Dersch and himself. Mr. Bowlby urged the Planning Commission to hold additional public input forums in the future.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, availed himself for Planning Commission questions on Mixed Use Planned Unit Development (MUPUD) #15014 and Special Use Permit (SUP) #15051 (Campus Village Development). He also reminded Commissioners relative to PRD #15-97015 (SP Investments Limited Partnership), the phases of Ember Oaks evolved over time. He noted the proposed PRD meets all requirements, adding that restrictions of the plat happen during the final plat approval process.

John Gaber, 380 N. Old Woodward, Suite 300, Birmingham, representative for the applicant for MUPUD #15014 and SUP #15051, reminded Commissioners an MUPUD is a balance between ordinance waivers and amenities provided as part of the development. He noted the proposal redevelops an underutilized degraded site. Mr. Gaber believed this proposal adds density along the Grand River corridor and urged the Planning Commission to approve MUPUD #15014 and SUP #15051. He offered a possible change to condition #10 for the MUPUD regarding number of persons allowed to occupied a bedroom.

Mark Clouse, George Eyde Family LLC and Meridian Grand River LLC, believed the applicant for MUPUD #15014 and SUP #15051 has addressed the concerns expressed by Planning Commissioners and staff and urged passage. He applauded the applicant for placement of the pathway to “nowhere” as requested by the Planning Commission for future connectivity. Mr. Clouse believed multi-family an important mix in the area, a concept supported by the Township Board.

Harold Sebastian, 10601 Broadhead, Grosse Ile, spoke to his 43 years of railroad experience in looking at the Class 3 railroad that runs through the property which is the subject of MUPUD #15014. He noted the American Association of Railroads (AAR) and American Railroad Engineering and Maintenance-of-Way Association (AREMA) track safety regulations within the federal standard. Mr. Sebastian spoke to the type of crash wall which all railroads comply with pursuant to AREMA guidelines. He stated the federal government looks at the 25 foot railroad easement from the center line to any development as an accepted practice, adding the applicant for this project has more than 100 feet, with a 2-1/2 foot thick crash wall that is 10 feet in height.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, addressed ambiguous statements contained in a recent letter sent by Mr. Schroeder to residents of Ember Oaks regarding the size of the lots. He believed the lot sizes, as proposed for PRD #15-97015, would affect home values of the existing homes. Mr. Chinoy believed it important to address the lot size at this point in the process.

Chair Scott-Craig closed public remarks.

5. Communications

- A. Zubin Chinoy, 1420 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- B. Govindarajan Umakanthan, 3581 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- C. G. Umakamth, 3581 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Srinivas Kandula, 3653 Bandera Lane, Okemos; RE: PRD #15-97015 (SP Investments)
- E. Salim Jaffer, 3633 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)

- F. Tom and Martie Repaskey, 3663 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Mark & Marcia Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Srinivas Kavuturu, 3660 Bandera Lane, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Urvish Shah, 1441 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- J. Thomas W. Repaskey, 3663 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- K. Thomas J. Dart, 3569 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- L. Neil Story, 3537 Pondersoa Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- M. Mark Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)

Communications received and distributed at the May 18, 2015 meeting and placed on file:

- A. Barbara B Herdus. PLLC, 1103 North Washington Avenue, Lansing; RE: PRD #15-97015 (SP Investments)
- B. Paul Flynn & Cindy Hollenbeck, 1433 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- C. Laurie Fata, 3592 Ostego Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Jianguo Liu, 3590 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- E. John Dallas, 3586 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- F. Pat England, 3670 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Kusum Kumar, 3885 Highwood, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Edward Liu, 1417 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Kristin Rawson, 3589 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)

6. Public hearings

- A. Special Use Permit #15061 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

Chair Scott-Craig opened the public hearings at 7:50 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 special use permit request as outlined in staff memorandum dated June 4, 2015.
- Applicant
Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, addressed the potential variances as outlined in the staff memorandum. He stated it is the applicant's intent to pour a bituminous drive to match the existing drive which comes off Park Lake Road. This material will also be used for the required parking spaces. Mr. Calloway spoke to staff's characterization there are multiple structures on the site, explaining there is an equipment building with an external generator which services the building, but both on the same foundation. If required by the Township, the external generator can be placed inside the shelter to negate the need for a variance.

Mr. Calloway addressed the fence height, indicating the applicant will simply remove the barbed wire to comply with the six (6) foot fence standard. He added a variance will not be necessary for the lease area, as the agreement with the landlord will be an annual renewable easement for the access and tower site itself. In response to earlier public comment, Mr. Calloway indicated the Federal Telecommunications Act prohibits any municipality from making decisions regarding wireless communication facilities based on health effects. He noted extensive studies were conducted by the federal government which concluded wireless communication facilities themselves do not create a health impact on humans.

Mr. Calloway added the 90 foot tower being requested is well within the height requirement allotted in Township ordinance and the existing billboard has already “established” visual height on the site. He stated this tower is being built to address both coverage and capacity offloads, which will speak to the volume of users. Mr. Calloway noted the CenturyTel Tower is abandoned as the company is out of the tower leasing business. Relative to colocation, he stated there is none shown on the site plan, but Verizon has colocation agreements with nearly every carrier in the nation, adding Verizon does not refuse colocation on its towers. He pointed out stealth towers limit colocation, and are not profitable for other wireless communication providers.

Alan Wolfe, 2298 Bennett Road, Okemos, owner of the subject property, offered brief history on the property since 1946. He believed it an appropriate use of the land.

- Public

Ginger Yang, Lotus Voice Integrative Therapies LLC, 4994 Park Lake Road, East Lansing, did not believe the proposed cell tower an appropriate structure in front of the “gateway” to Meridian Township from East Lansing.

Neil Bowlby, 6020 Beechwood Drive, Haslett, questioned what the legend on the maps included in the packet reveal. He suggested raising the height of another Verizon cell tower which is located one mile away, just north of Park Lake and Haslett Road. Mr. Bowlby questioned whether the applicant has considered raising the pole height of the nearby cell tower the 10% as allowed under ordinance. He inquired how high the cell tower would stand above the top of the bill board and suggested the applicant consider contacting CenturyTel to ask if they would consider selling it to Verizon.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, indicated the Mid-Michigan Program for Greater Sustainability is working to develop the “look” of the Grand River corridor from the State Capitol to Webberville and this cell tower would adversely affect the look of that corridor. She highlighted findings from the Mid-Michigan Program for Greater Sustainability which indicated the number one priority to improve the corridor was to make it a safe and welcoming place for pedestrians and bicyclists as well as developing aesthetically pleasing smart growth. Ms. Donahue encouraged Planning Commissioners to give this request careful consideration prior to approval.

Min Hao-Kuo, 2233 Burcham Drive, East Lansing, addressed the adverse effect the imposing tower would have on clients who come to the adjacent property upon which Lotus Voice Integrative Therapies LLC is located seeking meditation, peace of mind, health and happiness.

Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, stated that while it would be a less expensive option to raise the height of the Verizon cell tower at Park Lake and Haslett Roads, one of the main issues with the construction of the proposed cell tower at the Park Lake and Grand River location is to help with offloading the capacity issues of the Verizon tower at Park Lake and Haslett Roads. He reiterated Verizon always looks for colocation opportunities before proposing the construction of a new cell tower. Mr. Calloway voiced it was his understanding the entrance to Meridian Township from East Lansing is actually located at the Brookfield Shell across from Coral Gables. He reminded members of the Planning Commission the staff report contained information which states the proposed project complies with the Master Plan.

- Planning Commission discussion:

Commissioner Van Coevering inquired of staff as to the height of the billboard currently on the property.

Principal Planner Oranchak responded staff will research and provide that information to members for the next Planning Commission meeting where this item is on the agenda.

Commissioner Honicky asked the applicant about the possibility of the cell tower collapsing.

Mr. Calloway responded Verizon included in its application a “fall zone” letter which states how the tower will fail in the event of a catastrophic incident (tornado, earthquake, etc.). He noted there have been no recorded incidents of a tower collapsing, as a geotechnical investigation of the soils is conducted, with material used to support the tower in place which can go down as deep as 30 feet into the ground, adding the towers are designed to crumple in half.

Commissioner DeGroff inquired if the applicant could purchase the CenturyTel Tower.

Mr. Calloway responded Verizon contacted CenturyTel which was unwilling to lease space, adding the site is abandoned and believed the Township had an ordinance regarding abandoned sites.

Chair Scott-Craig inquired of staff as to the mechanism used by the Township to address abandoned property.

Principal Planner Oranchak responded she would like to speak with the owner of the property prior to making any statements regarding whether the parcel is or is not abandoned.

Chair Scott-Craig inquired of the applicant about placing their tower next to the CenturyTel tower which is not in use.

Mr. Calloway explained Verizon’s process for choosing a site.

Chair Scott-Craig inquired as to the feasibility of building another Verizon tower near the one located at Park Lake and Haslett Roads.

Mr. Calloway offered a technical explanation as to why that would not be feasible.

Commissioner DeGroff asked why a cell provider builds two towers on the same property.

Mr. Calloway responded that if the tower is at capacity to support antenna for multiple carriers, a second tower for additional carriers must be constructed.

Commissioner Cordill inquired if cell companies have limits for the distance a cell signal can travel.

Mr. Calloway explained the concept of cellular technology, in that each tower emits signals in a "cell" (or circular) configuration. If the towers are placed too far apart there are gaps in service, and if they are placed too close together, there is signal interference.

Commissioner Van Coevering asked for confirmation as to exactly where the tower will be located.

Principal Planner Oranchak provided the location.

Commissioner Jackson asked for a depiction of the cell tower.

Mr. Calloway responded he will provide a photo simulation of the tower for the next meeting.

Commissioner DeGroff asked if there was rationale for the desirability of locating a tower on Grand River Avenue.

Mr. Calloway responded in the affirmative, explaining traffic causes increased capacity and coverage issues.

Commissioner DeGroff inquired as to the range of the proposed tower.

Mr. Calloway responded it varies, due to the need to optimize tower communication among one another and users in the area.

Chair Scott-Craig requested the applicant interpret the statement of need it provided with the application. He questioned why Grand River was not clearly delineated on the maps provided.

Mr. Calloway explained the signal plots have covered up Grand River Avenue on the first map contained in the packet. He also explained the red area is the poorest service, yellow is poor service, light green denotes service in your home and dark green represents service which would get to your basement. Mr. Calloway indicated the maps show service at various heights, starting at a tower which is 50 feet in height going to 90 feet (which is the optimal height).

Chair Scott-Craig asked who will be the beneficiaries of the cell tower reception. He also assumed the tower is in response to complaints and asked who are the complainants.

Mr. Calloway answered he will provide a map of where the complaints are coming from. He noted engineers physically drive the area and "take" signals off the existing towers to determine the need in the yellow area of the first map in the packet. He indicated engineers determined the need for service to be for the neighborhoods along Park Lake, travelers along Park Lake Road and Grand River Avenue and commercial property along Grand River Avenue.

Chair Scott-Craig requested the applicant provide a map of where existing Verizon towers are located and where Verizon has collocated.

Mr. Calloway responded a map will be provided to the Commissioners.

Chair Scott-Craig inquired as to what the “red dots” on the first map signify.

Neil Bowlby responded they are Michigan State University dormitory buildings.

Chair Scott-Craig asked why they appeared on the first map.

Mr. Calloway answered they have small cell installations in the dormitory. He noted they do not solve capacity issues.

Commissioner Van Coevering reminded fellow Commissioners that the issue is both coverage and capacity.

Mr. Calloway added it will provide better and faster uploads of information as well as minimize dropped calls.

Chair Scott-Craig suggested the applicant ask for the fence variance to install the barbed wire in order to prevent the possibility of someone climbing the tower. He inquired how many Verizon sites have barbed wire on the fences around their cell towers.

Mr. Calloway responded approximately 95%.

Chair Scott-Craig addressed the location of the generator next to a 1,000 gallon liquid propane tank.

Mr. Calloway indicated Verizon usually uses diesel powered generators, but in areas where wetlands are present, they use a propane tank.

Chair Scott-Craig inquired if the generator could run off natural gas.

Mr. Calloway stated they can.

Chair Scott-Craig asked why the applicant could not “hook up” to a natural gas line in the area.

Mr. Calloway responded that for their purposes, propane is a better option.

Chair Scott-Craig believed it a safety issue in the event the tower fell in that direction, in that it could land on top of the propane tank. He asked the owner of the property if there was natural gas to the building located on site.

Mr. Wolfe responded in the affirmative.

While acknowledging the Planning Commission cannot reject the project based on aesthetics, Chair Scott-Craig encouraged the applicant to provide an image of what the tower would look like.

Chair Scott-Craig closed the public hearing at 8:53 P.M.

[Chair Scott-Craig recessed the meeting at 8:53 P.M.]

[Chair Scott-Craig reconvened the meeting at 9:03 P.M.]

7. Unfinished Business

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development (MUPUD) at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units

Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15014, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.
2. MUPUD #15014 (Campus Village Communities), a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 222 one, two, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; and consolidation of multiple parcels into one.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); landscaped buffers adjacent to parking areas and access drives (Section 86-756(14)); and interior canopy trees and interior landscaping (Section 86-758).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
6. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.

7. **The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.**
8. **Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."**
9. **Windows shall cover no less than 50 percent of nonresidential street level facades.**
10. **The residential and mixed use buildings which comprise MUPUD #15014 shall accommodate no more than 412 tenants. No more than one person may occupy each bedroom.**
11. **All utility service distribution lines should be installed underground.**
12. **The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.**
13. **Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.**
14. **Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.**
15. **A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.**
16. **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, including the height of any new parking lot light pole.**
17. **A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.**
18. **All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
19. **The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**

20. **The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
21. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.**

Seconded by Commissioner Jackson.

Planning Commission, staff and applicant's discussion:

- Language contained in condition #10 regarding number of occupants in a bedroom was placed there to prevent renting out the four bedroom units to four individuals
- Township ordinances contain language regarding occupancy relative to the number of unrelated individuals
- Language regarding unrelated occupants was created when the Lodges and Lofts were going through the approval process in order to address not renting to more than four unrelated individuals in the four-bedroom units
- Requirement in condition #10 which allows only one occupant in a bedroom discourages married couples and families while encouraging student housing

The maker offered the following friendly amendment:

- **Delete the second sentence in condition #10 and insert the following language: "No more than two unrelated persons may occupy the one and two bedroom units and no more than one person may occupy each bedroom in the four bedroom units."**

The friendly amendment was accepted by the seconder.

Continued Planning Commission discussion:

- The proposed project does not provide buffering to transition between adjoining industrial and residential on the site
- Project retains the commercial standards for transition and buffering to the MUPUD
- Fence on the property line between the proposed project and adjacent industrial is insufficient to protect the health, safety and welfare of residents of the MUPUD and jeopardizes the continued interest of the adjacent industrially zoned property
- Requested waivers take away the features which promote health, safety and welfare of residents as well as their quality of living (i.e., pervious surface, green space, etc.)
- Too many units on the designated space
- Project is not what the Township envisioned when it created the MUPUD ordinance
- Amenities offered by the developer (i.e., covered bicycle parking, recycling, type of lighting) are not designed for use by the public
- Resolution does not clearly articulate the construction of a crash wall, although one of the waivers includes the setback for a dwelling unit from the railroad right-of-way (condition #4)
- Condition #3 of the resolution does not include construction of a foot pathway as an amenity, although it is shown on the map
- Request for staff to include specifications in the resolution on the walkway and construction of the crash wall
- Township recently approved construction of a brewery on land zoned industrial, which is a use by right according to Township ordinance

- Need for more buffer and greenspace with fewer apartments
- Township's Master Pathway plan is to place a pathway along this land which connects at both ends (one of which would go under the railroad, and one which would go over the river)
- Suggestion for the applicant to provide an easement for a future pathway
- Michigan Department of Transportation (MDOT) has "weighed in" that it has no issue with the entrance next to Denny's
- Planning Commissioner belief the majority of traffic will use the entrance at Park Lake Road as it has a light at that intersection
- Building which would house the entrepreneurial center at the blocks the access to the main entrance
- Concern with the considerable difference between the number of parking spaces required by ordinance and the number of parking spaces offered by the applicant
- Concern with the increase to 81% impervious surface when the underlying C-2 zoning allows for a maximum of 70%
- Reminder that the Planning Commission is making a recommendation to the Township Board on this proposal
- Drawing appears to show the project will utilize some of the space which currently is a portion of one of the stormwater retention ponds
- Request for KEBS, Inc. to provide information on how the reconfigured stormwater retention will "work"
- There is little downstream space as the river is right behind it and water which is not properly treated will go directly into the Red Cedar River
- Concern there are no environmental amenities being offered
- Appreciation for the applicant's efforts to provide amenities
- Suggestion to have some restriction (e.g., fence) between the project and the railroad tracks
- Reminder the land is zoned C-2, but the use is residential
- Review of the industrial zoned area last week shows it to contain various types of thriving businesses (chemical, metal stamping and foundry)

ROLL CALL VOTE: YEAS: Commissioner Van Coevering

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Chair
Scott-Craig

Motion failed 1-5.

- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15051 (Campus Village Development) for a group of buildings (ten new buildings and one exiting retail building) totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. **Approval of the special use permit is recommended in accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated received May 27, 2015, subject to revisions as required.**

2. **Special Use Permit #15051 is subject to all conditions placed on Mixed Use Planned Unit Development #15014 (Campus Village Development) by the Township.**
3. **The gross square feet of all buildings on the site shall not exceed 235,640 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051 (Campus Village Development).**
4. **All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
5. **The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
6. **The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
7. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.**
8. **The above-stated conditions shall replace all prior conditions listed in the approval letter for Special Use Permit #96141, dated March 19, 1997.**

Seconded by Commission Van Coevering.

ROLL CALL VOTE: YEAS: None

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van
Covering, Chair Scott-Craig

Motion failed 0-6.

- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Planning Commissioners are limited as to what they can consider while deliberating this request
- Request meets all the Township requirements for a PRD approval

- Change being made is minor and does not impact the existing conditions of the PRD
- Issues brought forth by residents are items which should be addressed with the developer
- Planning Commissioners must follow Township ordinances in making their decision
- Commissioners do not have authority to act outside of the purview of the Planning Commission

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van Coevering, 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 Honicky addressed earlier public comment regarding sustainability relative to the height of the proposed cell tower, the subject of SUP #15061. He spoke to wind renewable energy, adding modern wind farms have towers which can be 500 feet tall. Commissioner Honicky believes the word sustainability means different things to different people.

Chair Scott-Craig announced public attendance at the Master Plan Public Input Forum held on May 21, 2015 exceeded his expectations and he was very appreciative of those who came out to share their ideas and comments.

10. New applications

- A. Special Use Permit #15071 (Children's Enrichment Center), request to establish a child care center at 1549 Haslett Road

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #15-04 (MF Okemos), request to construct a retail building with drive-through window at 2049 Grand River Avenue
- B. Site Plan Review #15-05 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and eight fueling stations at 4884 Marsh Rd

13. Public remarks

Chair Scott-Craig opened and closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 10:02 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary