



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 28, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. February 14, 2022 Regular Meeting

6. COMMUNICATIONS
7. PUBLIC HEARINGS

8. UNFINISHED BUSINESS
 - A. Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property – Floodplain fill

9. OTHER BUSINESS
 - A. Text Amendment – Deletion of RRR zoning district

10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.

11. PROJECT UPDATES
 - A. New Applications

 - B. Site Plans Received
 - SPR 22-03 – Douglas J updates

 - C. Site Plans Approved

12. PUBLIC REMARKS

13. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
February 28, 2022 7PM

TENTATIVE PLANNING COMMISSION AGENDA
March 14, 2022

1. PUBLIC HEARINGS
 - A. Text Amendment – Zoning Board of Appeals review standards
 - B. Text Amendment – Lake Lansing Overlay Front Yard Coverage
 - C. Text Amendment – Lake Lansing Overlay Front Yard Setbacks
 - D. Text Amendment – Traffic Study standards
 - E. Text Amendment – Nonresidential Fence Height
 - F. Text Amendment – Number of Decks
2. UNFINISHED BUSINESS
3. OTHER BUSINESS

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**February 14, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Hendrickson, Richards, Premoe, Shrewsbury, McConnell, Snyder, Cordill

ABSENT:

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:02 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present.

Chair Blumer announced Supervisor Styka is currently in the hospital and took a moment of silence out of respect for Supervisor Styka and his family.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:04 pm.

NONE

Chair Blumer closed public remarks at 7:05 pm.

4. APPROVAL OF AGENDA

**Commissioner Richards moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. January 10, 2022 Regular Meeting

Commissioner Richards moved to approve the Minutes of January 10, 2022 Planning Commission Regular Meeting as presented. Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

Director Schmitt noted that he had received a communication relevant to item 7.B from the Ingham County Drain Commissioner's office and a copy of that communication was provided to each commissioner.

7. PUBLIC HEARINGS

- A. Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet

Chair Blumer opened the Public Hearing at 7:07 pm.

Director Schmitt outlined Special Use Permit – 22-011 for discussion.

Applicant Jim Phillipich, 5823 Wood Valley Dr., Haslett, MI further outlined Special Use Permit – 22-011.

Chair Blumer asked applicant if they planned on keeping the pre-existing office building on the property.

Applicant replied that he planned on subletting the building to an industrial use compliant entity to be determined in the future.

Commissioner Hendrickson moved to waive Planning Commission bylaw 6.4b for the purposes of consideration of this agenda item this evening. Seconded by Commissioner Premoe.

Commissioner Richards asked the applicant if there was a need to expedite the process.

Applicant replied it would be helpful if he could start the next step of the process tomorrow.

Chair Blumer stated that he understood there was no major opposition to this building plan, and staff supported it.

Director Schmitt replied that is correct.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

Commissioner Premoe moved to approve Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet, as presented by staff. Seconded by Commissioner Hendrickson.

ROLL CALL VOTE: YEAS: Commissioners Hendrickson, Premoe, Richards, Shrewsbury, Vice-Chair Trezise, Commissioners Snyder, Cordill, McConnell, Chair Blumer

NAYS: None

Motion carried: 9-0

Vice-Chair Trezise closed the Public Hearing at 7:22 pm.

B. Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property – Floodplain fill

Chair Blumer opened the Public Hearing at 7:25 pm.

Senior Planner Shorkey outlined Special Use Permit – 22-021 for discussion.

Applicant representative Alan Patrick 2116 Haslett Rd., Haslett, MI further outlined Special Use Permit – 22-021 for discussion.

Commissioner Cordill asked for clarification on the letter received from the Ingham County Drain Commissioner.

Director Schmitt stated the letter explained the Drain Office is aware of concerns raised by neighbors. They're studying it now due to a petition filed in 2020 by the homeowners of Champion Woods and work is actively occurring to solve the issues now. There will be a review in the future from the Drain Commission to ensure this project will not cause any long term issues and no construction will begin until the Drain Commissioner's office has approved the plans.

Vice-Chair Trezise stated he feels it is appropriate to approve the project at this time, but that it is contingent on Drain Commission approval.

Director Schmitt agreed.

Applicant representative explained the main outlet pipe comes from basin three. The pipe goes through the floodplain behind lots 39 and 40 and outlets into the floodplain in the upper right section of lot 40.

Chair Blumer asked the applicant how it is possible to remove 14,000 cubic yards of fill, replace 2,900 cubic yards of fill and not change the contour of the land as the applicants plan suggests.

Senior Planner Shorkey replied a pipe that is 27 inches in diameter will fill the remaining space.

Norman Grannemann, 2628 Creekstone Tr., Okemos, MI asked the applicant if the pipe discharged into Heron Creek or the Flood Plain.

Applicant Representative replied the pipe discharges into the floodplain.

Commissioner Cordill asked if the pipe discharge would impact any nearby homes or designated park areas.

Applicant's representative replied all discharge is flowing into floodplains and Heron Creek and not towards other developments.

Mr. Granneman asked if the area where the pipe discharges is on township property or adjacent to township property.

Director Schmitt replied it is not.

Commissioner McConnell asked if there was a typo on packet page 77, the end of paragraph nine where it's stated "the pathway shall be 1'0 wide".

Senior Planner Shorkey confirmed it was a typo.

Chair Blumer called for a Straw Poll on SUP – 22-021

STRAW POLL: YEAS: Commissioners Cordill, Snyder, McConnell, Shrewsbury,
Premoe, Richards, Hendrickson, Vice-Chair Trezise, Chair
Blumer

NAYS: None

Motion carried: 9-0

Commissioner Hendrickson and Chair Blumer stated they will support this item only with Drain Commissioner approval.

Chair Blumer closed the Public Hearing at 7:45 pm.

- C. Special Use Permit – 22-031 – Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill

Chair Blumer opened the Public Hearing at 7:45 pm.

Director Schmitt outlined Special Use Permit – 22-031 for discussion.

Vice-Chair Trezise asked if they are filling the floodplain at the intersection and making a compensation cut behind the fire station.

Director Schmitt replied that is correct.

Vice-Chair Trezise stated there are buildings in between these locations and asked how the water will travel from the road to the cut area.

Director Schmitt explained the water doesn't directly flow into the cut area, but the cut provides additional space for water to go to offset the work being done at the Okemos intersection.

Commissioner Premoe stated there will still be flooding, but it will reduce the amount of flooding.

Director Schmitt agreed.

Mr. Granneman asked if the compensation cut would make flooding worse north of the intersection.

Director Schmitt replied it would not.

Commissioner Hendrickson moved to waive Planning Commission bylaw 6.4b for the purposes of consideration of this agenda item this evening. Seconded by Vice-Chair Trezise.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

Vice-Chair Trezise moved to approve Special Use Permit 22-031 Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners Hendrickson, Richards, Premoe, Shrewsbury, McConnell, Snyder, Cordill, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 9-0

Chair Blumer closed the Public Hearing at 7:58 pm.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS

A. Planning Commission Goals

Director Schmitt outlined the Planning Commission Goals that had been discussed at the December meeting.

B. Planning Commission Annual Report

Director Schmitt outlined the Planning Commission Annual Report.

Vice-Chair Trezise moved to approve the Planning Commission Annual Report. Seconded by Commissioner Premoe.

Commissioner Richards asked if the Zoning Board of Appeals also had an Annual Report.

Director Schmitt replied the Zoning Board of Appeals is not required to produce an Annual report but that he always includes one with the Planning Commission Annual Report. He also stated he would clarify the Zoning Board of Appeals Annual Report is included with the Planning Commission Annual Report.

Commissioner McConnell asked if a section could be added that reviews variance requests and zoning amendments brought before the Zoning Board of Appeals.

Director Schmitt replied yes.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

C. Text Amendment 2022-06 – Sight Triangles

Director Schmitt outlined the Sight Triangle text amendment.

Vice-Chair Trezise clarified this amendment only applies to sight triangle issues found after the passing of the amendment.

Director Schmitt stated that is correct, however he may waive a sight triangle issue, past or present, at his discretion.

Commissioner Shrewsbury asked if there would be opportunity for public comment before a waiver is granted. She also asked if there would be a record of the waiver kept and how long the waiver would be in effect.

Director Schmitt he still hadn't worked out the details, but he would always hear resident complaints before making a decision.

Commissioner Shrewsbury stated the waiver process would apply to low volume roads. She asked if there is a definition for "low volume roads" or if it was at the Director's discretion.

Director Schmitt replied for now it would be at his discretion but would provide a solid definition in the future.

Commissioner Premoe stated it should be clear what conditions would cause a waiver to be considered and a clear understanding of what would overturn a waiver.

D. Text Amendment 2022-07 – Lake Lansing Front Yard Setbacks

Director Schmitt outlined the Lake Lansing Front Yard Setbacks amendment.

The Commission generally supported the proposal and Director Schmitt indicated that it would be brought back for formal consideration in the future.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board meets Tuesday, February 15th. The standardization of the township’s fire hydrants will be on the agenda. The board will also soon be discussing issues with Winslow Mobile Home Park.

B. Liaison reports.

Commissioner Premoe

- The Brownfield Redevelopment Authority will be meeting this Thursday, February 17th
- Thanked Commissioner Hendrickson for the work he did as Chair of the Planning Commission in the previous two years

Commissioner Cordill

- The Corridor Improvement Authority meets on Wednesday, February 16th at 6 pm

Vice-Chair Trezise

- The Economic Development Corporation is meeting Tuesday, February 15th at 7:30 am to discuss a grant request from the Village of Okemos Project to be used for infrastructure improvements

Commissioner McConnell

- The Environmental Commission is actively implementing a wetlands education program and began a study group on organics, waste, processing, composting and anaerobic digestion that’s connected to the Capital Area sustainability partnership which received a grant from EGLE to study potentially diverting organics from landfills into composting or anaerobic digestion
- Commissioner McConnell asked if there is a review of code enforcement actions on a quarterly or annual basis.

Director Schmitt stated he can run those reports however he doesn’t like the idea of discussing code enforcement in public for the sake of resident privacy

Commissioner Hendrickson

- The Zoning Board of Appeals is meeting Wednesday, February 16th for their monthly meeting
- South bound Okemos is closed after the bridge, there is a detour available on Dobie Rd.

Commissioner Snyder

- The Transportation Commission is meeting Thursday, February 17th

Chair Blumer

- The Downtown Development Authority met last week, the focus of the meeting was to elect new officers in the committee

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

SPR 22-02 – Village of Okemos

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer Opened Public Remarks at 8:28 pm.

NONE

Chair Blumer Closed Public Remarks at 8:28 pm.

13. ADJOURNMENT

**Commissioner Cordill moved to Adjourn.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:31 p.m.

Brian Shorkey

From: Tim Schmitt
Sent: Thursday, February 24, 2022 8:32 AM
To: Brian Shorkey
Subject: FW: flooded area behind Sundance Estates / Woods of Heron Creek that arose after Champion Woods was developed
Attachments: Area behind Aztec Way houses (4).jpg; Area behind Aztec Way houses (7).jpg; Area behind Aztec Way houses 8-2019.jpg



Timothy R. Schmitt, AICP
Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Chuck Maniaci <chuckmaniaci@gmail.com>
Sent: Friday, February 18, 2022 10:05 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: flooded area behind Sundance Estates / Woods of Heron Creek that arose after Champion Woods was developed

Hello Tim,
In regard to the new "Silverleaf" housing development planned by Mayberry Homes for the property north of Bennett Road, east of Hagadorn.

In August 2019 I presented a few photos to the township trustees during a public hearing regarding the Mayberry Homes Silverleaf Development. They were taken on 8/2/2019, behind the houses along Aztec Way as one drives through Sundance Estates and into the Woods of Heron Creek. It was a mix of trees and plains until the Champion Woods development occurred. Once that happened, standing water became the norm, and it killed off possibly hundreds of trees, leaving the residents with a stagnant pond behind their houses. See the attached .jpg files to get an idea of what the homeowners now have behind their houses. These photos were taken in the middle of the summer, not after any major rain storms or snow melting.

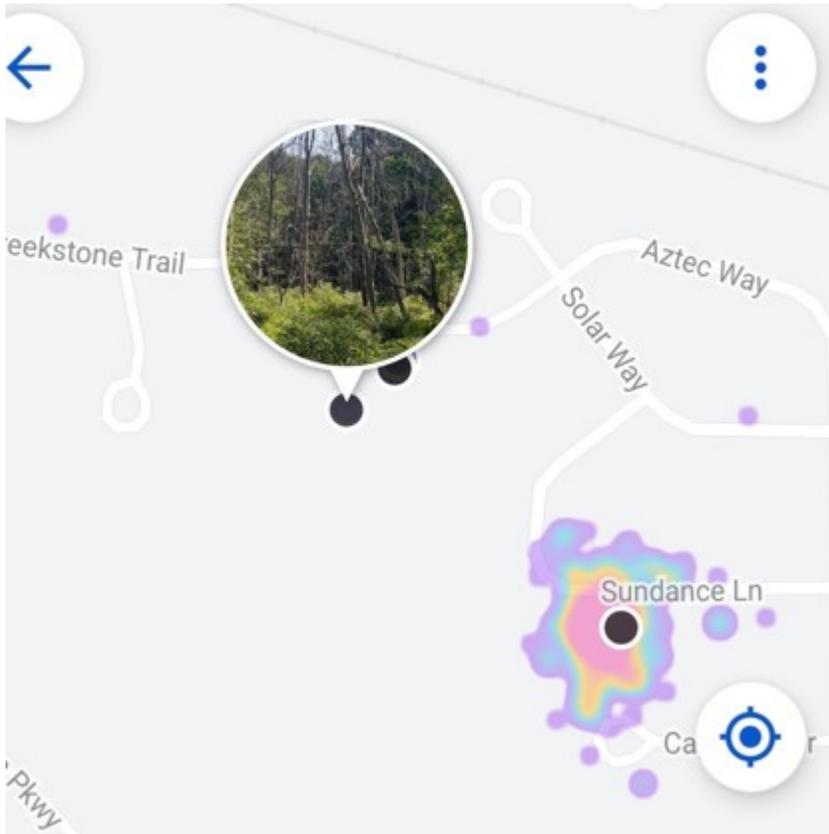
Please be sure these photos are included in the planning commission records to support the residents in that area who are pushing to ensure there is a sufficiently engineered drainage plan put in place and approved by the drain commission and other entities who will stand behind their position that there won't be any drain-related or flooding problems negatively impacting the existing neighborhoods.

The image pasted below is the GPS location assigned by Google when I took the photos.

Thank you

CHUCK MANIACI

3696 Hulett Road
Okemos, MI 48864
(Formerly lived at 2553 Sundance Lane)
517-256-9099



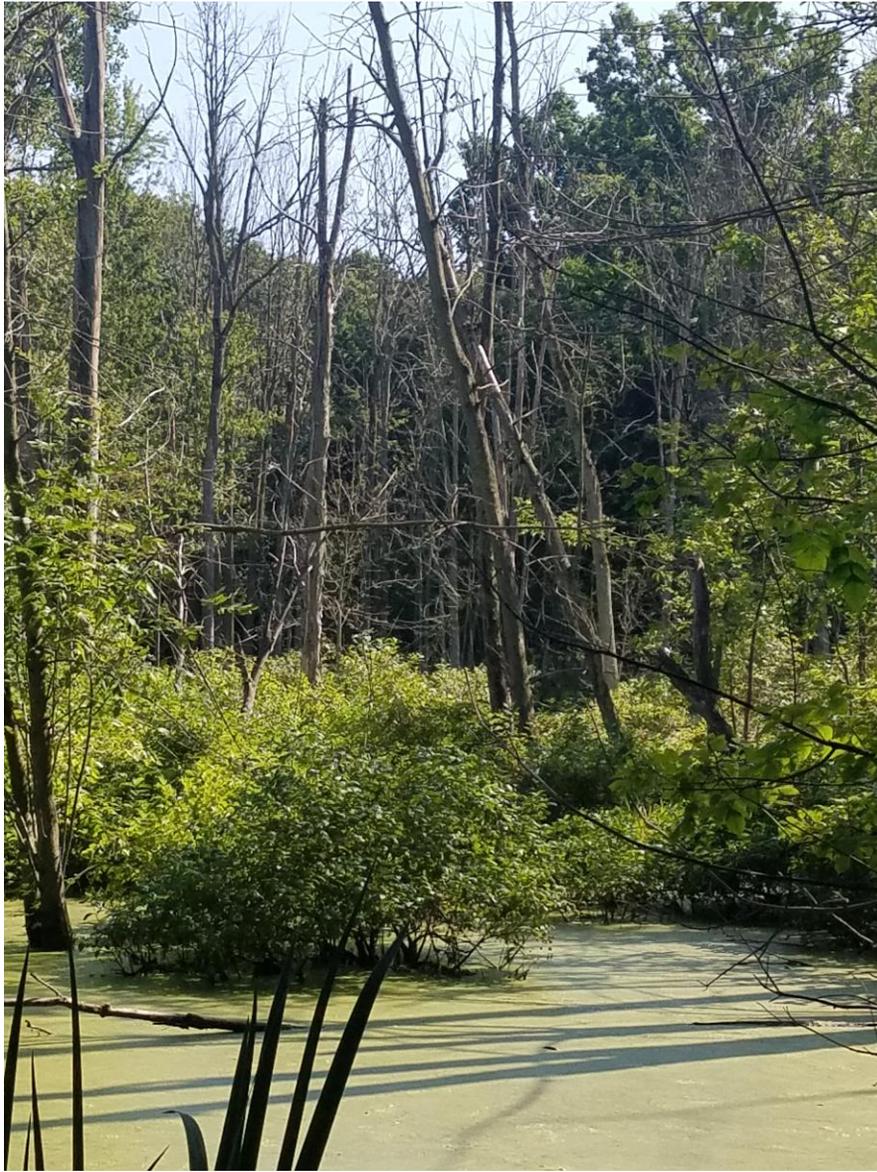
August 2, 2019

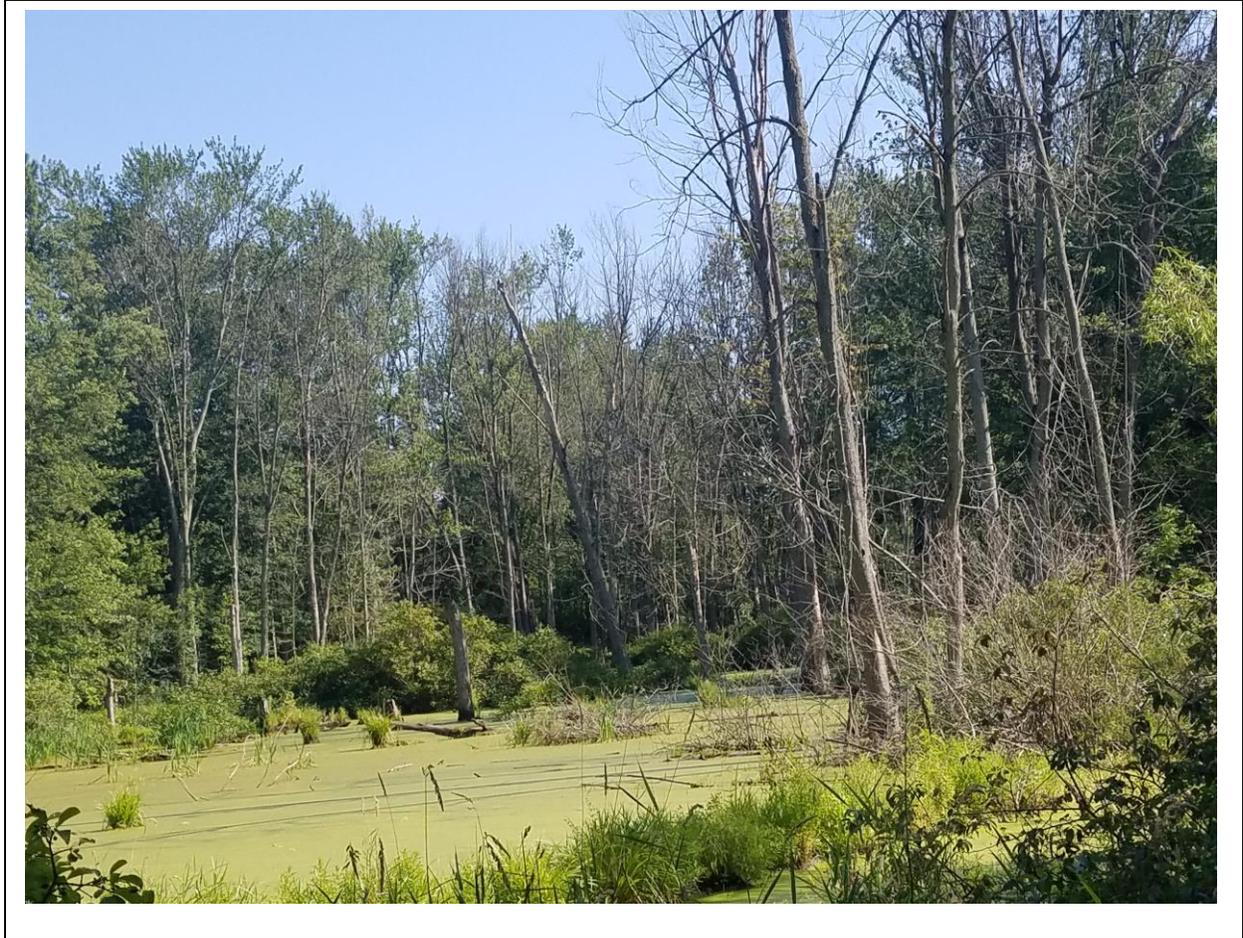


ri, Aug 2, 2019











To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: February 24, 2022

Re: Special Use Permit #22-021 (Bennett Holding, LLC), request to work and place fill in the 100-year floodplain to install a storm pipe at the Silverleaf PUD on Bennett Road.

The Planning Commission held a public hearing for Special Use Permit #22-021 on Monday, February 14, 2022. One resident attended the meeting and asked questions about the project. The Planning Commission expressed concern about a letter from the Ingham County Drain Commissioner's office and asked Staff to update the resolution to reflect that construction on Silverleaf could not proceed without that office's approval.

No other concerns have been raised for the Special Use Permit for floodplain crossings. The resolution has been updated with condition #3 that states that construction cannot begin without the Ingham County Drain Commissioner's approval. Staff would **recommend approval** of the proposed Special Use Permit to allow excavation of 14,100 cubic yards of fill, installation of a 27-inch storm pipe, and placement of 2,900 cubic yards of fill in the 100-year floodplain.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments:

1. Amended resolution to approve with conditions
2. Information from February 14, 2022 Planning Commission meeting

RESOLUTION TO APPROVE

**Special Use Permit #22021
Bennett Road Holding, LLC**

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 28th day of February, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Bennett Road Holding, LLC has requested a special use permit (SUP #22021) to excavate 14,100 cubic yards of fill to construct a 27-inch storm pipe and to place 2,900 cubic yards of fill across two 100 year floodplains at two parcels identified as Parcel I.D. #29-300-023 and #29-300-025 in the development known as Silverleaf, located on the north side of Bennett road; and

WHEREAS, work in the 100 year floodplain requires a special use permit pursuant to Section 86-436(l) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22021 at its regular meeting on February 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated February 10, 2022; and

WHEREAS, the placement of fill in the floodplain will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed fill and corresponding compensating cut will not have an adverse impact on the impoundment capacity of the 100-year floodplain; and

WHEREAS, the placement of fill in the 100 year floodplain is consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodway fringe; and

WHEREAS, the placement of fill in the floodplain is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

WHEREAS, a permit for the proposed work was issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on December 6, 2021.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22021, subject to the following conditions:

1. Approval is in accordance with the construction plans prepared by Kebs, Inc. dated April 1, 2021 and received by the Township on August 18, 2021.

2. Any future building floodplain crossings will require an amendment to Special Use Permit #22021.
3. No construction on the property is allowed until the Ingham County Drain Commission (ICDC) issues Drainage and Site Plan approval.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of February, 2022.

Mark Blumer
Planning Commission Chairperson



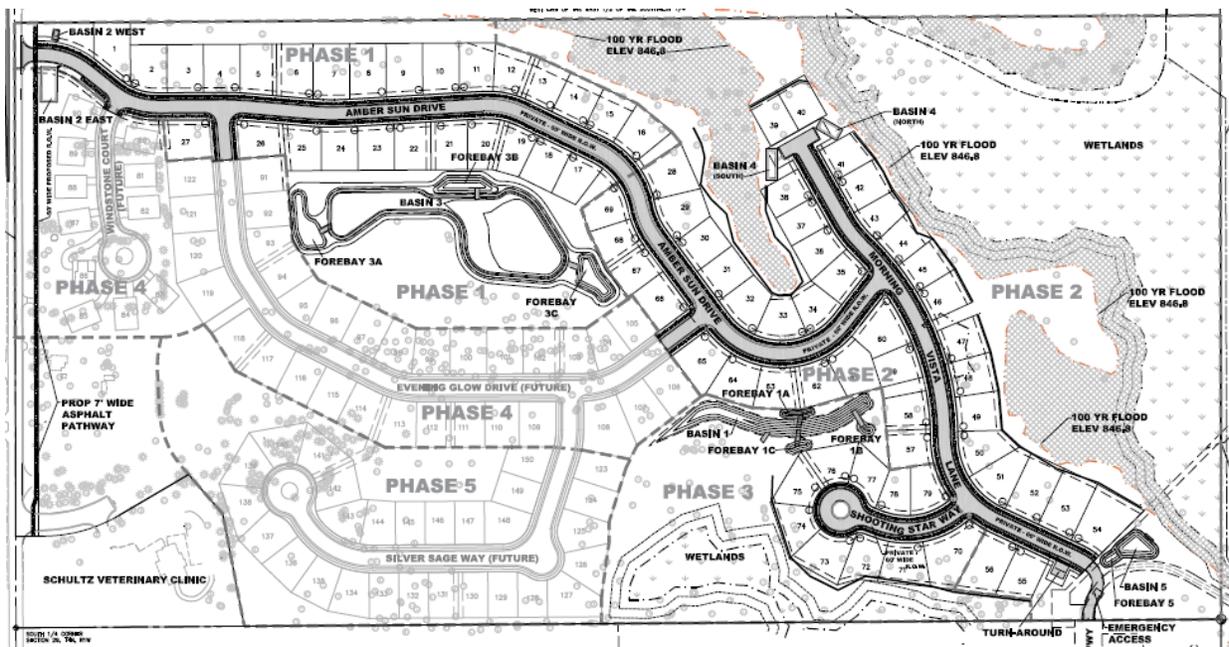
To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: February 10, 2022

Re: **Special Use Permit #22-021 (Bennett Holding, LLC), request to work and place fill in the 100-year floodplain to install a storm pipe at the Silverleaf PUD on Bennett Road.**

Bennett Road Holding, LLC has submitted a site plan for approval to build the first three phases of a previously approved 150-unit Planned Unit Development (PUD #20014) on Bennett Road. The PUD, named Silverleaf, is proposed to be constructed on a property that is made up of five parcels totaling approximately 76.5 acres in size and zoned RAA (One-Family/Low Density Residential). There is a sixth northern parcel, approximately 22 acres, that is being conveyed to Meridian Township as permanent greenspace.



Staff has determined that the drain from Basin 3 requires permission from the Township to cross the regulated floodplains, as the regulated floodplains will have to be partially dug up for the installation of the Basin 3 drain. The floodplain crossing has received approval for the floodplain construction from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on December 6, 2021. It was noted that EGLE saw no impact to any protected wetlands. Once the pipe is installed and the trenches filled in, there are no modifications to the floodplains. The township's wetland consultant was contacted on December 9, 2021 and subsequently reported that there are no impacts to any protected wetlands.

Staff Analysis

The applicant has requested a special use permit to excavate 14,100 cubic yards of fill, install a 27-inch storm pipe, and place 2,900 cubic yards of fill in the 100-year floodplain in the Silverleaf development. This is to facilitate the construction of Detention Basis 3, which is shown on the site plan.

The Code of Ordinances requires special use permit approval for work in the floodway fringe. The special use permit review criteria found in Section 86-126 of the Code of Ordinances (attached) should be used to evaluate the request, along with the provisions of the Conservancy (CV) District, Section 86-436, which are detailed below.

Section 86-436(n) of the Code of Ordinances lists the standards that should be used to review a special use permit request for work in the floodway fringe, which the applicable is as follows, along with an explanation of how the request meets the standard:

Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

The applicant has proposed removing 14,100 cubic yards of fill, placing a 27-inch storm pipe, and leveling off the land to the original contour by filling in 2,900 cubic yards of fill. The compensating cut will ensure there is no loss of impoundment capacity in the floodway fringe.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) issued a permit for the proposed work in the floodplain on December 6, 2021. The Township's Chief Engineer, on behalf of the Director of Public Works and Engineering, submitted a letter dated January 6, 2022 and did not object to this request.

Staff would **recommend approval** of the proposed Special Use Permit to allow excavation of 14,100 cubic yards of fill, installation of a 27-inch storm pipe, and placement of 2,900 cubic yards of fill in the 100-year floodplain.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments:

1. Resolution to approve with conditions
2. Letter from Meridian Township Chief Engineer dated January 6, 2022
3. Special use permit application and attachments
4. Notice of Authorization from EGLE dated December 6, 2021

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22021
Bennett Road Holding, LLC**

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 14th day of February, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Bennett Road Holding, LLC has requested a special use permit (SUP #22021) to excavate 14,100 cubic yards of fill to construct a 27-inch storm pipe and to place 2,900 cubic yards of fill across two 100 year floodplains at two parcels identified as Parcel I.D. #29-300-023 and #29-300-025 in the development known as Silverleaf, located on the north side of Bennett road; and

WHEREAS, work in the 100 year floodplain requires a special use permit pursuant to Section 86-436(l) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22021 at its regular meeting on February 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated February 10, 2022; and

WHEREAS, the placement of fill in the floodplain will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed fill and corresponding compensating cut will not have an adverse impact on the impoundment capacity of the 100-year floodplain; and

WHEREAS, the placement of fill in the 100 year floodplain is consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodway fringe; and

WHEREAS, the placement of fill in the floodplain is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

WHEREAS, a permit for the proposed work was issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on December 6, 2021.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22021, subject to the following conditions:

1. Approval is in accordance with the construction plans prepared by Kebs, Inc. dated April 1, 2021 and received by the Township on August 18, 2021.

**Resolution to Recommend Approval
SUP #22021 – Bennett Road Holding, LLC
Page 2**

2. Any future building floodplain crossings will require an amendment to Special Use Permit #22021.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of February, 2022.

Mark Blumer
Planning Commission Chairperson



**To: Brian Shorkey
Senior Planner**

**From: Younes Ishraidi, P.E.
Chief Engineer**

Date: January 6, 2022

Re: Silverleaf Development – Mayberry Homes

In response to your request for comments regarding the subject site plans, signed on August 20, 2021, we offer the following comments:

Sanitary Sewer:

1. A sanitary permit will be required from MI-EGLE.
2. All sanitary main at depths between 15' to 19' shall be PVC-SDR21. For pipes deeper than 19' the pipe shall be sewer D.I.
3. The location of e SanMH#12 should be moved to preclude flow blockages and recurring maintenance operations. This can be done by moving the manhole to the east 10' then adjusting upstream main layout.
4. The emergency/temporary sanitary access road from Sophia Parkway, to the limits of phase 1 shall be paved as part of phase 1 construction.
5. Sanitary sewer to service parcel located at 2770 Bennett Road should be provided from future Silver Sage Way (phase 5).

Water Main:

6. A water permit will be required from MI-EGLE.
7. In-line and branch valves shall be provided at each intersection. In-line valves shall not be spaced more than 800' apart. The plans shall be modified accordingly.
8. The water main shall be looped between Bennett Road and Sophia Parkway as part of phase 1 construction.

Pathway and sidewalks:

9. It is our understanding that as part of the this development approval, the existing emergency gravel access road currently connecting Sophia Parkway to Creekstone Trail shall be converted to a paved public pathway. If so, the plans need to include a detailed layout and cross-section design of this pathway. The pathway shall be at least 1'0 wide located within a 15' wide easement.
10. Keep the 5' sidewalk at 1' from the private ROW line
11. Direct all ramps away from the center of intersections, per pathway/ sidewalk standard detail sheet.

Soil Erosion/ Sedimentation Control (SESC) Plan:

12. A soil erosion/ sedimentation control (SESC) permit will be required.
13. An NPDES Certificate of Coverage from EGLE will be required for phase 1 activities.

Storm Sewer & Grading:

14. Provide approval letter from the Ingham County Drain Commissioner's office.
15. Provide copies of storm water calculations.
16. Provide a master grading plan for phase1 that includes proposed first floor, basement walkout, and lookout elevations.

Roads:

17. Provide approval letter from Ingham County Road Department (ICRD) for work proposed in public ROW.
18. Use standard curb not rolled curb for this development. Adjust curb detail accordingly.

General:

19. Provide overall demo plan for this development to clearly show all structures, and related utilities including wells, and septic tanks that need to be demolished and properly abandoned.
20. The plans shall include current Township standard notes for construction, water, sanitary, and pathway. We can forward PDFs of these sheets by email upon request. Also, these notes should be shown on the cover sheet.
21. The plans shall include current Township standard detail sheets for water, sanitary, and pathway. We can forward PDFs of these sheets by email upon request.
22. Digital copies of the geotechnical report including soil borings need to be provided.

Fees/Deposits:

The following fees and/or deposits are required:

SESC permit fees: to be determined.
engineering review fee = to be determined*.
inspection escrow deposit = to be determined*.

*provide a detailed itemized construction cost estimate of water main, sanitary sewer, and pathway.

When the above-mentioned items, please resubmit two sets of revised plans for further review. When all necessary state, county, and local permits have been obtained, we will schedule a pre-construction meeting. Following the meeting and payment of required fees, we will request seven sealed sets of plans for final approval and distribution, and a "Notice to Proceed" will be issued to begin construction.

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

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Bennett Road Holding, LLC
 Address of Applicant 1650 Kendale Blvd., East Lansing, MI 48823
 Telephone - Work 517-371-5000 Home 248-303-0455 Fax _____ Email dstraub@
 Interest in property (circle one): Owner Tenant Option Other mayberryhomes.com
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number please see attached map
 Legal description (please attach if necessary) please see sheet one of site plan
 Current zoning RAA
 Use for which permit is requested / project name Silverleaf - underground storm sewer crossing in flood zone
 Corresponding ordinance number 86-436(l) - Activities within a floodway fringe area
- C. Developer (if different than applicant) _____
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Kebs, Inc.
 Address 2116 Haslett Rd., Haslett, MI 48840
 Telephone – Work 517-339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 94 Net 67
- F. Explain the project and development phases: Please see sheet one of site plan
- G. Total number of:
 Existing: structures 3 bedrooms _____ offices _____ parking spaces _____ carports _____ garages 3
 Proposed: structures 79 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings n/a
 Usable Floor area: existing buildings _____ proposed buildings n/a
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: n/a
- J. Existing Recreation: Type none, private land Acreage _____
 Proposed Recreation: Type none Acreage _____
 Existing Open Space: Type none Acreage _____
 Proposed Open Space: Type dedicated common element Acreage 15.4

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

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

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

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

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

Part II

SUP REQUEST STANDARDS (see attached responses)
Township Code of Ordinances, Section 86-126

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

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

Part III

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

Yes No (Please check one)

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

DocuSigned by:

CA1A45B7D5D3408

Signature of Applicant

8/18/2021

Date

Robert K. Schroeder

Type/Print Name

Fee: _____

Received by/Date: _____

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

SUP Responses – Silverleaf Condominium

- (1) The project is consistent with the intent and purposes of the Meridian Township Ordinance. Section 86-439 PUD allows for creative design & greater flexibility as far as lot sizes, building setbacks and density requirements, in order to promote more open space, which of course reduces the overall impact of a development and protects wildlife habitats and environmentally sensitive areas. All requirements for a Planned Unit Development have been met and PUD approval was granted. While meeting these standards, the developers and designers have also been very intentional about reducing the impact of wetlands and floodplains, eliminating nearly all encroachments, with the exception of one underground storm pipe which crosses through a small area of floodplain. Extensive on-site storm water management in the form of detention basins, infiltration trenches and bio-retention basins have been placed strategically throughout the development to capture, treat and retain **all** runoff before reaching the wetlands.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan. The current zoning of RAA is residential low to medium density and this development is residential and given the amount of open space, is consistent with the low to medium density.
- (3) The project is designed, and will be constructed, operated, and maintained so to ensure harmony with the existing and intended character of the area. The proposed housing and density, along with the curved streets and all rear yards adjoining large natural areas make this development identical to surrounding residential neighborhoods.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. Existing neighboring uses: similar residential subdivisions, a golf course, the Okemos Public School bus maintenance garage, and Township owned vacant land. Very few of the 150 proposed lots directly adjoin a neighboring property. A forty foot wide buffer has been provided between the twelve lots along the west property line and the existing golf course. Along the east property line where the bus garage is, eleven lots are proposed, and because of the type of use, a buffer was not seen as necessary there. No other lots directly adjoin any other property. Extensive storm water management has been designed to ensure that no storm water runoff will leave the site. After much consideration and input from the neighboring Champion Woods Condominiums Association, the two main streets (existing Sophiea Parkway & proposed Amber Sun Drive) will not connect, preventing "cut-through" traffic in Champion Woods.
- (5) The project will not be detrimental to the economic welfare of surrounding properties. In fact, we believe it to be the exact opposite as excellent, quality homes and infrastructure will only enhance the surrounding property values.
- (6) The project is adequately served by public facilities. There is existing public water and sanitary sewer available to the property for service. In fact, the connecting existing sanitary sewer line was installed with extra depth for the purpose of servicing this particular property. Existing gas and electric services are also available to the site.
- (7) The project is adequately served by public sanitation facilities. As stated above, the Township Engineering Department, anticipating the future development of this site, ensured that previously installed public sanitary sewer was deep enough and had adequate capacity to service this extensive site.
- (8) The project will not be detrimental to persons, property, or general welfare from excessive traffic, noise, smoke, fumes, glare, or odors. The project is residential and therefore will not generate excessive

noise, smoke, fumes, glare, or odor. Please see the attached traffic study for further information on the effect on current traffic patterns.

(9) The project will not directly or indirectly create adverse impact on natural resources of the Township. The proposed project will implement extensive storm water management systems designed to protect the wetlands. No construction is proposed in the wetlands or within the wetland buffers. The terrain is not flat and has a lot of elevation change, with many larger deep holes and mounds throughout. Due to this extreme change in topography, mass grading is necessary. However, every effort will be made to protect and keep as many existing trees as possible.



NOTICE OF AUTHORIZATION

Permit Number: WRP031719 v1.0
Site Name: 33-0 Bennett Rd-Okemos

Date Issued: December 6, 2021
Expiration Date: December 6, 2026

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

Part 301, Inland Lakes and Streams.

Authorized activity:

Minor Project No. 38, 50, 53

Construct detention basin No. 3 including forebays A, B, C by excavating 14,100 cubic yards and using 2900 cubic yards of fill. Construct a 27-inch storm pipe outlet from basin No.3 crossing two flood plain areas, segment one is 80-feet long, the second is 115-feet long, which includes excavating 39 cubic yards and backfill to match surrounding original grades and construction of a level spreader at the outfall using 34-cubic yards of stone riprap.

Construct Basin No. 4 North by placing 47 cubic yards of fill to form the basin; and excavating 100 cubic yards for the South Basin, and discharge storm water to upland infiltration trench.

Construct Basin No. 5 by excavating 650-cubic yards; installing 10 cubic yards of fill, and constructing a 12-inch outfall to a level spreader.

To be conducted at property located in: Ingham County, Meridian Charter Township
TRS: Town 04N, Range 01W, Section 29, Waterbody: Hoskins Drain, Herron Creek Drain

Permittee:

Mayberry Homes
Mr. Bob Schroeder
1650 Kendale Blvd
East Lansing, Michigan 48823

Carol Valor
Lansing District Office
Water Resources Division
517-388-3667

This notice must be displayed at the site of work.

Laminating this notice or utilizing sheet protectors is recommended.

Please refer to the above permit number with any questions or concerns.

EGLE-WRD
WRP031719 v1.0
Approved
Issued On:12/06/2021
Expires On:12/06/2026

Patrick E. Lindemann

Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

Paul C. Pratt
Deputy Drain Commissioner

Angie Cosman
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

February 14, 2022

Meridian Township Planning Commission
Mark Blumer, Chair
5151 Marsh Road
Okemos, MI 48864

RE: Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property
– Floodplain Fill

Dear Chair Blumer and Commissioners:

You have on this evening's agenda Special Use Permit – 22-021, for the Silverleaf PUD Development floodplain fill. Plans for this development have been submitted to the Drain Office for Drainage and Site Plan review, and that review is underway, but no Drainage or Site Plan approval has yet been issued. Please be aware, relative to the subject of the hearing tonight, that the Drainage and Site Plan review will include review for compliance with the Ingham County Drain Commissioner's Rules on floodplains, which we hope will be helpful to the Planning Commission for its future decision.

The proposed plans submitted to the Drain Office show that the stormwater management system for the Silverleaf development outlets to both the Herron Creek Drain and the Hoskins Drain. The outlets to each of these drainage systems are through both floodplains and regulated wetlands, which are contiguous to those also serving Champion Woods and the neighborhoods upstream of this development. The Drain Office is aware of the concerns of the residents within the Champion Woods Condominiums immediately to the east of the proposed Silverleaf development. These concerns relate to the potential exacerbation of the existing drainage problems in Champion Woods.

As you may know, the Drain Office has an active petition for improvements to the Hoskins Drain, petitioned by residents from Champion Woods. This petition to resolve drainage problems was found necessary by a statutory Drainage Board on 11/18/2020. The work on this petition is in progress, with the wetland delineation and survey complete, the preliminary plans being drafted and preparations in progress for the permit application to the Michigan Department of Energy, Great Lakes and Environment (EGLE) and Meridian Charter Township.

The Drain Office is giving all care and due diligence in its review of the Silverleaf project to ensure the protection of all properties, including the Silverleaf properties, within the affected Drainage Districts. We hope to have the review completed for the developer and in to the Township soon.

If you have any questions regarding the Hoskins Drain petition project and/or the Drain Office review of the Silverleaf development, please feel free to contact me.

Sincerely,



Angie Cosman
Drain Engineer



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: February 24, 2022

Re: Text Amendment – One-Family Rural Residential Low-Density (RRR) Deletion

Planning staff has recently began analyzing the residential zoning districts for potential streamlining. During the analysis, it was discovered that no parcel is zoned as One-Family Rural Residential Low-Density (RRR). There is no different uses permitted in the RRR district from the other residential districts. The RRR simply has different dimensional requirements that are between the RR and RRA districts in size.

Based on this finding, Staff is proposing to delete Section 86-369 – RRR District and all references to it throughout the ordinances. This deletion would help un-complicate the zoning ordinance and would comply with one of the 2017 Master Plan’s recommendations, which was to simplify and consolidate the nine one-family residential districts.

Because no property is zoned RRR, deletion of Section 86-369 would not have any immediate effect on any homeowners in the township. If the Planning Commission is satisfied with this proposal, then Staff will finalize the actual ordinance, which will include several other minor changes in the ordinance to eliminate references to the district and schedule a public hearing at a future Planning Commission meeting.

Attachments

1. Draft redlined One-Family Rural Residential Low-Density (RRR) deletion resolution.

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRR, ONE-FAMILY RURAL RESIDENTIAL LOW-DENSITY DISTRICT FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 369, RRR District: One-Family Rural Residential Low-Density District, is hereby amended to read as follows:

~~(a) Purpose. The purpose of the RRR district is to retain a rural character in those areas appropriate for larger lot sizes and to maintain a lower population density in those areas. This section applies to the RRR district.~~

~~(b) Uses permitted by right. All uses permitted by right in the RR district subject to all restrictions specified therefor.~~

~~(c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district subject to all restrictions therefor.~~

~~(d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.~~

~~(1) Minimum lot area: 80,000 square feet. Attention is directed to supplementary area regulations, Article V, Division 3 of this chapter, for permitted exceptions to lot area.~~

~~(2) Minimum interior lot width: 200 feet.~~

~~(3) Minimum corner lot width: 200 feet along the street upon which the lot fronts.~~

~~(4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 10% of the lot area.~~

~~(5) Minimum yard dimensions:~~

~~a. Front yard. In accordance with the setback requirements of § ~~86-367~~ for the type of street upon which the lot fronts.~~

~~b. Side yard: 25 feet.~~

~~c. Rear yard: 50 feet.~~

~~d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § ~~86-367~~ for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.~~

~~e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § ~~86-367~~ for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § ~~86-367~~. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.~~

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~~(6) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article V, Division 4 of this chapter.~~

~~(7) Maximum building height: two-and-one half stories, but not exceeding 35 feet. For permitted exceptions to residential building heights refer to Article V, Division 5 of this chapter.~~

~~(8) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.~~

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth day of XXXXXXXX**, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk