

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 10, 2009**

APPROVED

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

PRESENT: Chair Wilcox, Secretary Jorkasky, Commissioners Beyea, Deits, Domas, Klemans,
Reicosky
ABSENT: Commissioners Honicky, Jackson
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Wilcox called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Reicosky moved to approve the agenda. Seconded by Commissioner Beyea.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Beyea moved to approve the Regular Meeting Minutes of June 22, 2009. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 7-0.

Commissioner Deits moved to approve the Work Session Minutes of the July 27, 2009 as amended. Seconded by Commissioner Klemans.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Wilcox opened and closed the floor for public remarks.

5. Communications

- Wilford E. Maples, 19070 Danbury East, Okemos; RE: Special Use Permit #09041 (Enterprise)

6. Public hearings

A.* Special Use Permit #09041 (Enterprise), a request to add a vehicle preparation bay and assign rental car parking spaces at 1867 Grand River Avenue.

Chair Wilcox opened the public hearing at 7:09 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 proposed special use permit as outlined in staff memorandum dated August 6, 2009.

- Applicant or Applicant's Representative:
Marc Kimmerly, Group Operations Supervisor, Enterprise Rent-A-Car, 5913 Executive Drive, Suite 300, Lansing, stated they would hollow out a "hole" at the back of the building to accommodate a 9 x 9 foot garage door for access to a vehicle preparation bay. He indicated the remainder of work would be interior renovations and upgrades within the footprint of the current suite. Mr. Kimmerly availed himself for Planning Commission questions.

- Public
William Cleary, 1896 Danbury East, Okemos, spoke in opposition to the proposed special use permit as he believed it would be a "bomb" waiting to go off with the combination of fuel, oil and chemicals used to clean the vehicles. He expressed concern there were no firewalls for this project.

Gary Sturk, 1895 Danbury East, Okemos, read from a prepared statement in opposition to any increased noise as a result of this special use permit. He spoke to association members looking to the Planning Commission to enforce what would protect their interests as far as the quiet enjoyment of their homes. Mr. Sturk spoke to the excessive wattage of a light aimed at the back of the homes in the Meridian Village Condominiums and requested the light be aimed down on the work area.

Wilford Maples, 1907 Danbury East, Okemos read his previously submitted letter requesting answers to several questions.

Bob Smith, 1899 Danbury East, Okemos, believed there was a more suitable location elsewhere for this business; however, he had no objection to the request. He indicated he believed the owner will exercise good judgment in the use of this facility and that Enterprise maintains clean buildings and properties. Mr. Smith stated he felt the other businesses in this strip mall should clean up their properties.

Ron Mallory, Mallory Building Contractors, 8363 Coleman Road, Haslett, stated once Planning Commission approval is received for the special use permit, construction drawings, complete with firewalls, will be drawn to code. He indicated once the cars are moved inside the building, there will be less noise. Mr. Mallory added there will be no tree removals and indicated he did not believe there would be any security cameras installed. He stated that upon lease termination, the building would be refurbished back to the original condition.

- Planning Commission discussion:
Commissioner Deits inquired as to the size of the door being 9 X 9 or 10 X 10 feet.

Mr. Kimmerly clarified the "common garage door size" for Enterprise of 10 X 10 would not be able to be used for this specific facility and it would need to be 9 x 9 feet.

Commissioner Deits asked if there were any windows in the door.

Mr. Kimmerly responded in the negative.

Commissioner Deits inquired as to the option of using nylon rollers on the door instead of the 10 bearing steel rollers specified as they are much quieter.

Mr. Kimmerly stated he would certainly consider that option.

Commissioner Deits inquired as to how staff would communicate with the driver of the vehicle outside.

Mr. Kimmerly responded it is an automated system which uses a pneumatic hose which is driven over to open the door. He added that the door automatically closes after 30 seconds of the car being driven into the garage.

Commissioner Klemans inquired as to the hours of operation for the preparation portion of the business.

Mr. Kimmerly answered they are Monday through Friday, 8:00 a.m. until 6:00 p.m. and Saturday from 9:00 am until noon, the same as the current hours.

Commissioner Klemans inquired about the parking spaces in the front park of the parking lot and asked if there was consideration for placing the parking spaces for the parked rental cars behind the building.

Mr. Kimmerly thought it might be a concern of the landlord in creating a more congested area behind the building as there is delivery traffic in the rear. He added that historical data shows that 90% of the cars are rented at any one time, so the 12 requested spaces is the most cars sitting there at one time.

Commissioner Klemans inquired if these parking spaces would be designated as opposed to the current situation where parking is random.

Mr. Kimmerly responded in the affirmative.

Commissioner Klemans inquired as to the urgency of this request.

Mr. Kimmerly responded that the lease term is coming to an end in November, and in order for the location to remain attractive, they need the ability to prep cars on site. Since they have been at this location since 1994, relocation may affect business.

Commissioner Deits inquired if the parking spaces will be signed.

Mr. Kimmerly responded he is not anticipating any changes to the parking structure, lay out or signage.

Commissioner Beyea asked the applicant to explain the current process.

Mr. Kimmerly responded that once a customer returns a vehicle, there is a check performed for general maintenance, it is vacuumed, washed and windows are cleaned. Currently, they are transporting the cars to an automated car wash before "prepping" the rest of the vehicle.

Commissioner Beyea inquired what additional fluids would be used if cars were washed on site.

Mr. Kimmerly responded the only additional fluid used would be a car washing detergent.

Commissioner Jorkasky asked if additional lights would be added and would the existing light be adjusted?

Mr. Kimmerly responded that they would either remove the light because of installation of the garage door, redirect it or shield it.

Commissioner Reicosky asked staff is there have been any changes to the Township's lighting ordinance since the business located there.

Principal Planner Oranchak responded that if the applicant takes down the light, any changes to the building would require compliance with the Township's lighting ordinance.

Commissioner Beyea requested staff provide information which would typically be required if this business was considered a detailing business.

Principal Planner Oranchak stated it is a unique land use since no noise will be generated from automated machinery usually associated with a car wash. She added staff is looking at the number of vehicles and the potential impacts from this particular use. Ms. Oranchak stated taking the operation inside will have less of an impact than the current outside operation. She indicated the Fire Department will look at this request when it is reviewed at the building permit stage, noting that the applicant will be required to install a trap for sand and oil collection prior to used water entering the sanitary sewer system

Commissioner Beyea asked what the Township would require for buffering and screening, both for the dumpster and the adjacent residential area if this shopping center was just being constructed.

Principal Planner Oranchak responded the dumpster would have to be screened all around. Since there are no changes being made to the building which would change the footprint, there are no variances needed.

Commissioner Beyea inquired about the screening in the form of a typical wall, berm or landscaping.

Principal Planner Oranchak responded landscaping is already there.

Commissioner Deits observed there is a reduction in traffic with on-site washing of cars v. driving to a car wash.

Commissioner Beyea expressed concern with lack of dumpster screening, particularly if cars will be parked behind the building for a length of time. He also voiced concern with the visibility of the area behind the buildings from the adjacent residences.

Commissioner Reicosky expressed concern with the potential to increase the hours of operation in the event business growth necessitates it.

Principal Planner Oranchak added the Township has the ability to limit the hours of operation if necessary.

Commissioner Reicosky asked if a restriction on hours could be placed in the resolution.

Principal Planner Oranchak responded in the affirmative

Commissioner Deits clarified that if a restriction is placed on the hours of operation, the applicant would need to request an amendment to the special use permit to expand business hours.

Commissioner Domas asked if a change in lighting is the responsibility of the property owner or applicant.

Principal Planner Oranchak responded if it is on the building and installed by the property owner, it would be the property owner's responsibility.

Chris Bock, Regional Vice President of Operations in greater Michigan, Enterprise Rent-A-Car, 5913 Executive Drive, Suite 300, Lansing, expressed appreciation for the Planning Commission's effort to assist in upgrades to the facility.

Chair Wilcox closed the public hearing at 8:02 p.m.

- B. *Commission Review #09043 (Township Board), request for a Section 61 review for the character, location and extent of 3.6 acres located on the southeast corner of Okemos Road and Central Park Drive being considered for purchase by the Township.

Chair Wilcox opened the public hearing at 8:02 p.m.

- Summary of subject matter
Principal Planner Oranchak summarized the commission review as outlined in staff memorandum dated August 6, 2009.
- Planning Commission discussion:
Commissioner Deits asked if this parcel was part of the Land Preservation Program or Land Preservation funding.

Principal Planner Oranchak responded that it is not.

Commissioner Beyea inquired if there was a deed restriction for a particular use on this parcel.

Principal Planner Oranchak indicated she was not aware of a deed restriction on this parcel.

Chair Wilcox closed the public hearing at 8:09 P.M.

7. Unfinished Business

- A. Special Use Permit #09041 (Enterprise), a request to add a vehicle preparation bay and assign rental car parking spaces at 1867 Grand River Avenue.

Commissioner Klemans moved to suspend Bylaw #6.4a for the purpose of making a decision regarding Special Use Permit #09041 on the same date as the public hearing. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 7-0.

Commissioner Deits moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants special use approval for Special Use Permit #09041 subject to the following conditions:

1. **Approval is subject to the application, plans, and related materials submitted by the applicant as part of Special Use Permit #09041, subject to revisions as required.**

2. **The applicant shall obtain any necessary permits, licenses, and approvals from the Ingham County Drain Commissioner's office and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development prior to work starting on the project.**
3. **A maximum of twelve (12) rental cars shall be parked/stored on the subject site at any given time.**
4. **The final parking/storage location of the rental cars shall be subject to the review and approval of the Director of Community Planning and Development.**
5. **No vehicle preparation activities shall take place outside the building.**
6. **Hours of operation will be restricted to 8:00 A.M. to 8:00 P.M. Monday through Saturday.**

Seconded by Commissioner Reicosky.

Commissioner Beyea offered the following friendly amendments:

- **Add condition #7 to read: 7. Exterior lighting near the new garage door shall be modified to conform to the current Township lighting code and to minimize light invasion onto the surrounding properties.**

The maker and seconder accepted the amendment.

Commissioner Beyea offered the following amendment:

- **Add condition #8 to read: 8. Landscaping to improve screening of the new garage door shall be installed as deemed necessary by the Director of Community Planning and Development.**

Seconded by Commissioner Klemans for the purpose of discussion.

Planning Commission and staff discussion:

- Landscaping condition can be asked of the applicant
- Confident that staff can work with the property owner for proper placement of reasonable landscaping to further buffer on a year round basis

VOICE VOTE: Amendment carried 7-0.

ROLL CALL VOTE: YEAS: Commissioners Beyea, Deits, Domas, Jorkasky, Klemans, Reicosky, Chair Wilcox

NAYS: None

Main motion carried 7-0.

- B. Commission Review #09043 (Township Board), request for a Section 61 review for the character, location and extent of 3.6 acres located on the southeast corner of Okemos Road and Central Park Drive being considered for purchase by the Township.

Commissioner Jorkasky moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the land located on the southeast corner of Okemos Road and Central Park Drive totaling approximately 3.6 acres. Seconded by Commissioner Beyea.

Planning Commission and staff discussion:

- Property is strategically located directly north to property already owned by the Township
- Property is not part of a sub area residential redevelopment plan
- Site is very narrow and difficult to develop
- Floodplains located on the property make it not very viable

ROLL CALL VOTE: YEAS: Commissioners Beyea, Deits, Domas, Jorkasky, Klemans,
Reicosky, Chair Wilcox

NAYS: None

Motion carried 7-0.

8. Other Business (None)

9. Announcements

Principal Planner Oranchak announced the Board approved the introductory resolution for massage therapy and physical therapy in the PO district at its last meeting. She added it is anticipated final adoption will be received at the Township Board's August 18, 2009 Meeting.

Commissioner Deits commented the DDA Art Fair event was viewed as a step in the right direction.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Wilcox opened and closed public remarks.

15. Adjournment

Chair Wilcox adjourned the regular meeting at 8:30 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary