

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

September 23, 2013

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

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. September 9, 2013 Regular Meeting
4. Public remarks
5. Communications
 - A. Susan Simkin RE: SUP #13121 (Meridian Township)
 - B. Vance Kincaid RE: SUP #13121 (Meridian Township)
 - C. Dorothy France RE: SUP #13121 (Meridian Township)
 - D. Penny France RE: SUP #13121 (Meridian Township)
6. Public Hearings
 - A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway
 - B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway
7. Unfinished Business
8. Other Business
 - A. Haslett Road Rezoning Request
 - B. 2005 Master Plan Goals and Objectives
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

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10. New Applications

- A. *Special Use Permit #13-77021 (DTN Management), request to locate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road
- B. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant
- C. Mixed Use Planned Unit Development #13-10014 (DTN Management), request for a minor amendment to add a canopy and modify parking for the Waterbury Place MUPUD office building

11. Site Plans received

- A. Site Plan Review #13-10-06 (DTN Management), minor site plan amendment to the Waterbury Place Mixed Use Planned Unit Development to add a canopy over the office building entrance at 4530 Hagadorn Road

12. Site Plans approved

- A. Site Plan Review #13-78-22 (Zahra Institute), locate a religious institution at 4133 Okemos Road
- B. Site Plan Review #13-02 (Capstone), review of Hannah Lofts, third phase of Hannah Farms MUPUD located on Esoteric Way, south of Hannah Blvd and north of Eyde Parkway

13. Public Remarks

14. Adjournment

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

*Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk (***)

**TENTATIVE
PLANNING COMMISSION AGENDA**

**October 14, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. *Special Use Permit #13-77021 (DTN Management), request to locate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road.
 - B. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant.

2. Unfinished Business
 - A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway.
 - B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway
 - C. *Special Use Permit #13-77021 (DTN Management), request to locate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road.

3. Other Business

*Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ("**")

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 9, 2013**

DRAFT

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

PRESENT: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin (7:03 P.M.), Salehi, Scott-Craig
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Fire Chief Fred Cowper, Principal Planner Gail Oranchak

1. Call meeting to order

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

2. Approval of agenda

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

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of August 26, 2013. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks

Marie Persons, 2028 Central Park Drive, Okemos, spoke in opposition to Special Use Permit (SUP) #13121.

William Persons, 2028 Central Park Drive, Okemos, spoke in opposition to SUP #13121.

Robert Szczygiel, 2038 Central Park Drive, Okemos, spoke in opposition to SUP #13121.

Ken Phinney, 4655 Krental, Holt, spoke in support of SUP #13121.

Susan Simkin, 2032 Central Park Drive, Okemos, spoke in opposition to SUP #13121.

Steven E. Lamb, 2026 Central Park Drive, Okemos, spoke in opposition to the location of the new fire station proposed in SUP #13121.

Chris Johnson, 2190 Seminole Drive, Okemos, spoke in support of SUP #13121.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke in opposition to the location of the new fire station proposed in SUP #13121. He believed the Planning Commission should discuss various options for a different site for the new station.

David Strobl, 1320 Cove Court, Okemos, addressed physical ramifications of short term exposure to

noise levels which would be emitted from emergency vehicles relative to SUP #13121. He requested the Planning Commission deny this SUP at the proposed location.

Chair Jackson closed public remarks.

5. Communications

- A. Ken O'Hara, Secretary, Delhi Charter Township Planning Commission, 2074 Aurelius Road, Holt, RE: Delhi Township Master Plan
- B. Steven E. Lamb, 2026 Central Park Drive, Okemos; RE: SUP #13121 (Meridian Township)
- C. Farideh Behforooz, 2022 Central Park Drive, Okemos; RE: SUP #13121 (Meridian Township)
- D. Christine G. Beavers, 5125 E. Brookfield, East Lansing; RE: ZA #13040 (Planning Commission)
- E. Mark Kieselbach/Martha Wyatt, Community Planning and Development; RE: Staff Memorandum on Signs in Multiple Family Districts
- F. Matthew J. Walters, 5685 Potter Street, Haslett; RE: SUP #13121 (Meridian Township)
- G. Bill Richardson, 5300 Chantilly Lane, Haslett; RE: SUP #13121 (Meridian Township)
- H. Kimberly Kortgoede, 5685 Potter Street, Haslett; RE: SUP #13121 (Meridian Township)
- I. David DeLind, 2188 Hamilton Road, Okemos; RE: SUP #13121 (Meridian Township)

6. Public hearings (None)

7. Unfinished Business

- A. Special Use Permit #13101 (St. Paul's Lutheran), request to use the building at 3407 Lake Lansing Road for philanthropic, educational and social programs

Principal Planner Oranchak summarized the proposed SUP as outlined in staff memorandum dated September 6, 2013.

Commissioner Ianni moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13101 subject to the following conditions:**

1. Approval is based on the submitted application materials dated received by the Township on July 30, 2013, subject to revisions as required.
2. The applicant shall obtain all applicable permits, licenses, and approvals from the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
3. The applicant shall install landscaping and/or fencing to preserve the privacy of the single-family residential use to the west, subject to the approval of the Director of Community Planning and Development.
4. No more than two vehicles may be parked at any one time at 5407 Lake Lansing Road. All other vehicles shall use the church parking lot at 3383 Lake Lansing Road.
5. Approval is subject to the Zoning Board of Appeals granting variances for lot area less than two acres in size and the minimum 50-foot setback from a property line.
6. Any modification to the site to enlarge the use will require a modification of the special use permit.

Seconded by Commissioner Cordill.

Planning Commission discussion:

- Request is not controversial
- Proposal would have no greater impact than if used as a private residence
- "Legalization" of the association of these two properties is not necessary, given that they are in two different municipal jurisdictions

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Norkin, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office

Principal Planner Oranchak summarized the SUP request as outlined in staff memorandum dated September 6, 2013.

Commissioner Scott-Craig moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby approves Special Use Permit #13121 subject to the following conditions:

1. Approval of the special use permit is granted in accordance with the site plans prepared by DLZ, dated August 2, 2013, subject to revisions as required.
2. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides. Building materials shall be substantially consistent with elevations plans prepared by DLZ and dated August 2, 2013, subject to approval by the Director of Community Planning and Development.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements.
5. Bicycle parking shall be provided in accordance with the requirements of Section 86-760.
6. The building shall be moved approximately five feet south to comply with the setback requirements of Section 86-654 or be granted a variance by the Zoning Board of Appeals.
7. Prior to issuance of any permit for construction activity including grading permits, any wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.
8. The location, species and size of street trees to be installed on street frontages shall be subject to the approval of the Director of Community Planning and Development.
9. Landscaping shall generally comply with all applicable provisions of the Code of Ordinances.

10. **Site and building lighting shall comply with Article VII of Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.**
11. **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.**
12. **The utility, grading and storm drainage plans 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.**
13. **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 Auto Cad compatible format.**
14. **Any future modifications to the building or site shall require an amendment modification to the special use permit.**

Seconded by Commissioner Ianni.

Planning Commission and staff discussion:

- Project did not previously come before the Planning Commission
- Several discussions on this issue took place at the Township Board level
- Township is assuming the position of the “developer” for this proposed special use
- Difficulty for Planning Commissioners, absent obvious issues regarding the land itself, to not move forward given all the discussions at the Board level and the vote by residents within the Township
- No market evidence to support the allegation that property values will decline
- Majority of residents who voted supported this property as the location for the new central fire station
- Township has not received complaints from residents near other fire stations in the Township relative to noise
- Proposed site is located at the edge of a commercial district adjacent to Meridian Mall
- Necessity of relocating the central fire station between the railroad tracks to cover the central area of the Township
- Site will be able to service the areas south of the flooding area on Okemos Road during heavy rain
- Uniqueness of this situation as the funding has already been obtained through special ballot initiative prior to coming before the “zoning authorities”
- Board and Planning Commission roles relative to the Capital Improvements Program
- \$200,000 of taxpayer money has been spent on the design of the proposed fire station
- Environmental Commission concerns about placing the fire station at the corner of Okemos Road and Central Park Drive as it would require extensive tree removal
- Suggestion to have a light at the mall entrance off Central Park Drive (near the post office) which can be activated to red by emergency vehicle drivers in order to avoid the use of sirens
- Ability to activate the proposed new light and the light at Central Park Drive and Okemos Road to red would eliminate any potential traffic congestion and allow the emergency vehicles to exit without the need for sirens

- Priority of this location was to ensure there is a fire station to the south of the railroad tracks, one to the north of the railroad tracks, and the one proposed to be in-between the railroad tracks
- Flooding on Okemos Road is a temporary situation
- Station is designed with the housing, kitchen and training tower in the rear of the building
- Station will experience approximately four (4) calls per day, with the majority during daylight hours
- Some of the calls may transpire when the emergency vehicle is returning from a hospital run and will not begin from the station
- Fire Department does not use sirens during the night unless it is necessary
- Possibility of an easement from the post office to exit the emergency vehicles "through the mall" at the Fire Department's discretion
- Based upon input from the Environmental Commission, planning engineer and the architect, this was the most appropriate location on the subject parcel
- Township consideration of a new location for the Farmers Market behind the proposed fire station on this parcel
- Utilities will be installed for the new fire station which will assist in the market relocation
- Use of the mall access road as the fire station exit would "hamper" response time

Commissioner Deits offered the following friendly amendment:

Add condition #15 to read: "The Township shall work with the Ingham County Road Department (ICRD) to explore and implement, if feasible, measures (including traffic controls) that would obviate the use of sirens on the western end of Central Park Drive."

The amendment was accepted by the maker of the main motion.

Continued Planning Commission and staff discussion:

- Concern there is no mention of coverage in all the Board notes on this issue
- Planning Commissioner belief the largest concern is not the protection of the residents of the community, but financial in nature
- Belief the Planning Commission does not have adequate information to make a decision if the proposed site is the best location for the new central fire station
- Question before the Planning Commission is not what site is best, but on this specific site
- Under the Township's ordinances and mode of operation, the action is appropriate
- Planning Commissioner belief the voters are not the "higher authority" in dictating what decisions are made by Planning Commissioners
- Planning Commissioner belief the residents vote on this location is a suggestion or guidance
- Desire of the Township Board for Planning Commission approval of this special use permit does not preclude independent assessment by Planning Commissioners
- Planning Commissioner belief the placement of a new fire station directly across from the Autumn Park Condominium buildings is inappropriate and will "destroy" the market values of those condominiums
- Information obtained by a former realtor from an online real estate source, Zillow.com, indicated location close to fire stations negatively impacts market value
- Condominiums constructed just south of the south fire station do not speak to the impact of the market value of the Autumn Park Condominiums
- Issue before the Planning Commission is one of land use, and this is not the appropriate location for a new fire station
- Moving the fire station behind the post office would place it into the floodplain
- Location of the fire station behind the post office, although it would change the visibility factor for the Autumn Park Condominium owners, it would not change the noise impact as the access out of the site would still be onto Central Park Place

- As noted during the public hearing, placing the fire station at the intersection of Okemos Road and Central Park Drive creates a traffic concern
- This facility will produce very low volume traffic and will have virtually no impact on Central Park Drive traffic
- Suggested alternate routes for exiting the site are not practical and hamper response times
- Inquiry if the station must go on the subject parcel, given passage of the proposal by voters
- Concern with the millage being tied to this site only
- Denial of this SUP request by the Planning Commission does not preclude the Township from appealing that decision to the Board
- Feasibility of a compensating cut if the location of the fire station was placed south of the post office
- Cost involved with placement of the building in the floodplain and the commensurate compensating cut
- Wetland delineation indicates that it follows the floodplain and work in the wetland would require a permit from the Michigan Department of Environmental Quality (MDEQ)
- Access drive out to Okemos Road near Best Buy is in the floodplain, but the buildings on the north side of Grand River have been raised above the floodplain
- Wetland setback would add 40 feet to the wetland boundary shown on the map and would be protected from development
- Planning Commissioner position that the value of residential property near a fire station is subjective, dependent upon the buyer
- Concern the Planning Commission is being placed in an impossible position as it does not have an answer to the question whether the millage vote, de facto, cites the fire station on the proposed location
- Suggestion to table the issue until the question regarding the location as passed by the millage language has been answered by our Township Attorney
- Planning Commissioner belief the question before them is if the proposal, as presented, is an appropriate use for the subject parcel

Commissioner Deits moved to table. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 6-3 (Commissioners Ianni, Jackson, Salehi).

8. Other Business

A. 2005 Master Plan Goals and Objectives

Principal Planner Oranchak summarized the status of the 2005 Master Plan Goals and Objectives as outlined in staff memorandum dated September 5, 2013.

Planning Commission discussion:

- Preference for the Planning Commission to be supplied with Board rationale for its changes
- Concern the Board "generalized" much of the language
- Request for the Planning Commission to be supplied with more information relative to the following changes:
 - Goal 3: Objective B, Strategies 1 and 2
 - Goal 6: Objective C, Strategies 1
 - Goal 7, Objective F
- Next step would be for any Planning Commission suggestions/comments to go back to the Board

- Public hearing will be held after the final draft is sent out to the surrounding communities for comment
- Situation surrounding the Master Plan Goals and Objectives is a perfect example for the need to have a joint meeting of the Planning Commission and the Township Board to work "in sync"
- Request for the Planning Commission to review the language before it is sent back to the Board
- Master Plan process is allowed by the Michigan Planning Enabling Act
- The final decision will be made by the Township Board
- Planning Commission has the ability to receive public input through an additional public hearing if so desired
- Public always has the option to participate in the discussion of issues which come before the Planning Commission
- Status of the Planning Commission's request for a joint meeting with the Township Board
- Need for the strikeouts to remain so Planning Commission language and points will not be lost

Commissioner Deits moved to direct staff to complete a clean copy with the Board's recommended changes and any typographical changes for approval at the next meeting. Seconded by Commissioner Norkin.

Continued Planning Commission and staff discussion:

- Discussion can still take place at the next meeting regarding concerns the Planning Commission has with language contained in the draft sent back by the Board
- Concern with the length of time this process may take to adopt the goals and objectives
- Ability of the Planning Commission to vote on the Board's proposed language this evening
- The next review of the Master Plan Goals and Objectives will begin in 16 months
- Master Plan is a living document which constantly changes

VOICE VOTE: Motion carried unanimously.

Commissioner Deits moved to remove SUP #13121 from the table. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Director Kieselbach stated he spoke with the Township Attorney who opined that the money is tied to the specific site of the proposed new central fire station.

Continued Planning Commission discussion:

- Desire for the Fire Department to work with the neighbors to mitigate the noise issue
- Belief the Planning Commission has options and should vote on the merits of the proposal before it
- Concern with cloistered government backing the Planning Commission into a corner

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Hildebrandt, Ianni, Norkin, Scott-Craig,
Chair Jackson

NAYS: Commissioner Honicky, Salehi
Motion carried 7-2.

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Deits stated the Board has relieved the Okemos Downtown Development Authority (DDA) of some financial burden associated with the Meijer Tax Tribunal decision, but there will still be a significant decline in the DDA budget due to continued drop in property values.

10. New applications

- A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway
- B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened public remarks.

Marie Persons, 2028 Central Park Drive, Okemos, believed justice was not served with the Planning Commission vote on SUP #13121.

Susan Simkin, 2032 Central Park Drive, Okemos, believed there will be increased expense for the Township due to additional services to the proposed Residence Inn. She did not believe there was a real awareness by the general population about the real cost of these new developments near the western boundary of the Township.

Chair Jackson closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 9:37 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

2032 Central Park Drive
Okemos, MI 48824
September 9, 2013

Member of the Meridian Township Planning Commission
Dear Planning Commission Members;

In addition to adding to the chorus of elderly people lamenting the personal (medical and financial) devastation which locating the new fire station 200 feet from my front doorstep will cause me, I would like to propose several constructive suggestions which may lead to a harmonious resolution of this issue and satisfy (most) everyone's needs (and some of their wants).

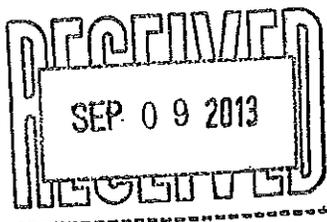
What I am trying to do here is synthesize all of the facts I have found in my attempts to get accurate information about this issue, and address them using my personal experience about construction and building. (Disclaimer: my expertise is in general design and electrical contracting, and my personal experience in these topic ends with my last license (state of NM) based on the 2008 NEC. My knowledge of low temperature concrete and road construction, etc. predates 1970.)

If reading this far leaves you bored, I hope you will jump to the next page and at least skim it, but doubt that you should waste time in deep reading.

Philosophy: My general impression is that the "political discussion" about a new fire station is really an artificial "conflict" being stirred up by a few "real estate/ developer" people as a way of funneling money (and power) to themselves. (I am NOT proposing a conspiracy here, just noting an unfortunate fact about how human nature works.) This particular, classic-conflict is between the elderly, exploiting their fears about death and loss of control, vs. the burdens of a younger generation which is over-worked and deprived of control. All of these fears are realistic, but tying them to fire station construction is not. (The classic division which was exploited in Detroit over the years was race. However, just because this is not the focus of the present conflict does not mean that we should ignore the ultimate consequences of this type of "lets you and them fight for my benefit" - which are always dysfunction and eventually lead to bankruptcy.)

The fact is that almost all of the expressed needs of the community about this issue can be satisfied if people are willing to prioritize their own desires and respect the needs and anxieties of all involved. The people who stand to lose the most if this issue can be resolved harmoniously are those who may well see their dreams of big profits and political influence diminished.

Below, I have outlined what I perceive as the present problems. and next what may be a win-win solution to them. My personal view point for this is that I believe that solving the problem of environmental noise pollution is just as important to the future prosperity of a community as solving the problems of loss (of life and property) due to fire and the need for emergency rescue services. I acknowledge that other people may have different primary viewpoints (e.g. looking at it from a NIMBY point of view), but to have a healthy community with no festering wounds to cause future problems, I believe an "I win so you must lose" approach is both unnecessary and dangerous.



Sincerely,
Susan M. Simkin (simkin@pa.msu.edu)

(13)

From: Susan Simkin, 2032 Central Park Drive

Suggestions for a Harmonious Solution to the Construction of a New Fire Station:

Let's Make It Clear: I AM NOT OPPOSED TO A NEW FIRE STATION WHICH MEETS ALL OF THE RESPONSE TIMES AND NEEDS OF THE FIRE DEPARTMENT.

I AM OPPOSED TO THE PROPOSED LOCATION AT OKEMOS ROAD AND CENTRAL PARK AND BELIEVE THERE ARE WAYS OF PRODUCING A BETTER OUTCOME FOR THE WHOLE COMMUNITY THAN THE PROPOSED SITE PLAN.

What is wrong with the CP Drive and Okemos Road Site?

- **The Noise Generated by Fire Trucks and EMT Vehicles is Hazardous to People's Health:**
We presently live in a culture which dismisses concerns about environmental noise pollution in the same way as our culture fifty years ago dismissed the problems of cigarette smoking (both its health AND fire safety dangers). Presently there are strong commercial interests (the automobile and music industries among others) which encourage this culture for their own profit. (Just as the tobacco industry paid to discredit and distort medical evidence about the dangers of smoking 50 years ago.) The problem is this: The proposed site is within 200 ft of residential property and would result in an average of four to five nightly episodes of noise as loud as a jackhammer in the street. The NIH maximum suggested level for intermittent residential noise (75dB) will be exceeded by 20dB or more every time a truck or paramedic vehicle leaves the station. To satisfy the NIH recommended guidelines for residential areas (65dB, see references below), the vehicle exit must be further than 2500 ft from a residential building. With the present site plan, there will be roughly 19 owner occupied residences to the E of Okemos road and 82 owner occupied residences to the W which will be closer than this 2500 ft radius.) [references: Math relationships for this may be found here: <http://phys101.wikispaces.com/file/view/D13.pdf> and health information and noise levels here: http://www.engineeringtoolbox.com/epa-protective-noise-level-d_720.html . And here: <http://www.chem.purdue.edu/chemsafety/training/ppetrain/dblevels.htm>] (see Map 1, attached)
- **The proposed location of the new station will almost certainly result in lower property values for the owners and lost TAX revenue for the Township.**
If this loss is a modest 20%, then the total capital loss for the resident owners would be \$2.4M (or \$24000 for a \$120,000 home). The tax loss to the Township (assuming a total annual millage rate of 63) would be roughly \$70,000/year in lost revenue or over \$500,000 in 10 years. (based on an aggregate, estimated total SEV for those 100 affected residences of \$6M (from MT on-line Assessing information at (www.gis.meridian.mi.us/assessing/),
- **Finally, the goal of maintaining short response times will be seriously degraded by the annual Spring flooding at Okemos road (N of Central Park Drive) and the very busy Okemos road RR crossing (N of Central Park Drive). These obstacles have been repeatedly ignored in this discussion** but are a much more serious problem than the problems of extra storage (which in the present plan are a major driver for increased cost and land use).

A WIN-WIN proposal for a different FIRESTATION site:

(1) Move the Farmers Market to behind the Post Office:

- This site has 2.4 to 2.8 ac of buildable land as opposed to less than 0.5 ac in its present location at the Township Center. It needs more space.
- At this site, the only new, on-site, parking needs would be for vendors' trucks and handicap parking spaces because customers could use the adjacent Meridian Mall parking.
- This would also attract more business to Meridian Mall (which sorely needs the traffic to remain healthy and pay taxes!) (map 3, attached)

(2) Put a two bay, two story (10,000 sq ft?) New Fire Station on the Farmers Market Pavilion site and move the surplus equipment storage and any future training structures (such as a tower) to the site E of the Township garages off Gaylord Court (recommended by Vance Kincaid, in the August 26, Planning Commission meeting:)

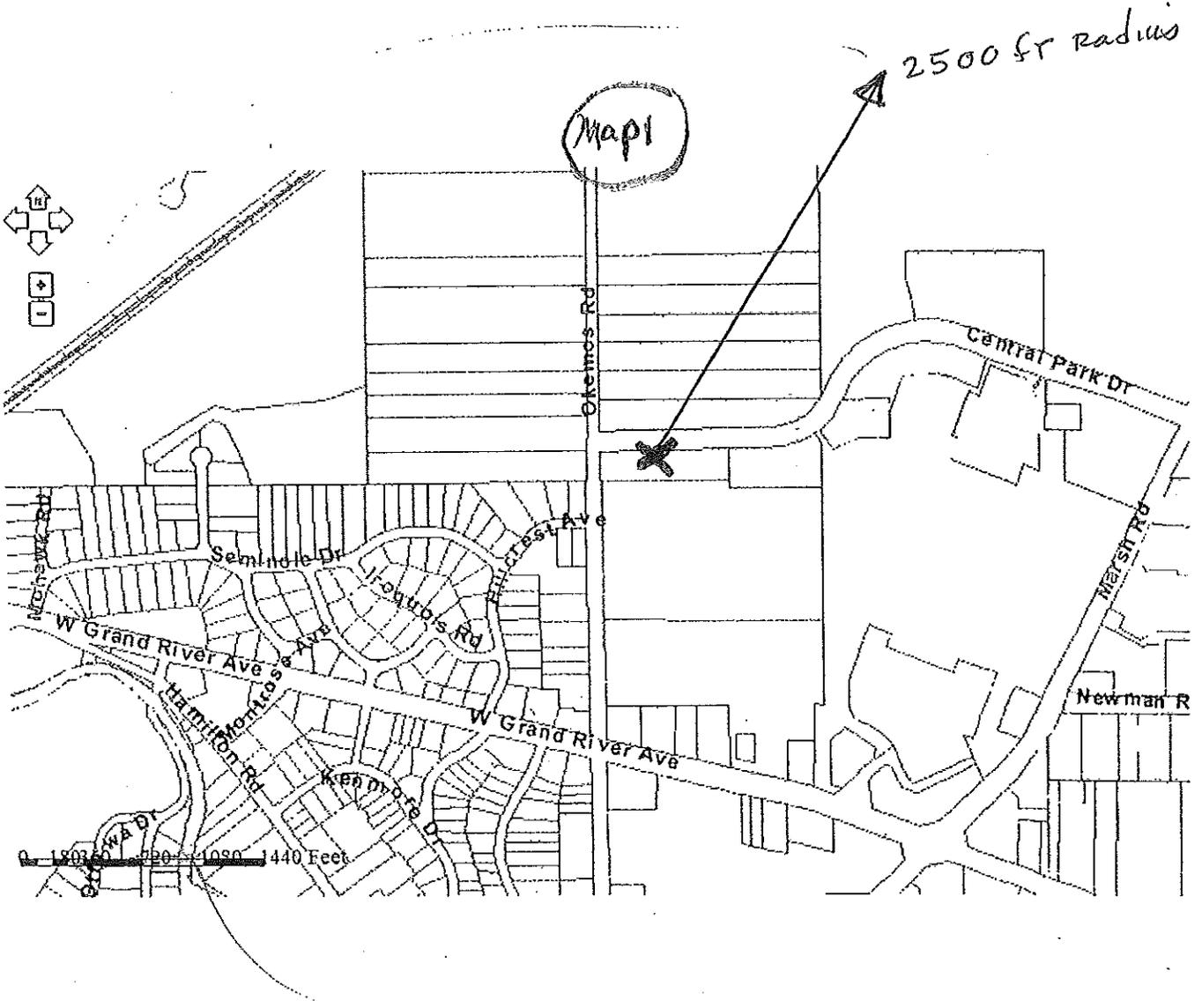
- The Township Farmers Market site has half an acre of buildable land and will accommodate at least two drive-through bays with one entrance/exit on Meridian road to the N of Central Park Drive and a second entrance/exit on Okemos road to the W of Meridian road. (map 4, attached). The meeting room and sleeping rooms could go on the second floor. The necessary road modifications within the Township Center should cost no more than the new paving required for the CPD/OK site. (Two stories would fit in with the surrounding structures)
- Parking already exists in the Township Center and thus this expense and extra space would be saved (there are spaces for over 140 cars and these are only full on Farmer's Market days).
- The Fire Chief's administrative offices could stay in the Public Safety Building (also saving space and construction costs), which is in close proximity to this proposed site.
- Inexpensive Storage (e.g. pole barns) and any future training tower could go next to the Township maintenance buildings off the E side of Gaylord Court shown by Vance Kincaid. In the August 26, 2013 planning meeting. (map5, attached)

This arrangement would solve the following problems:

- **Residential Noise:** The entrance and exits (On CPD and Meridian) are all more than 2500 ft from any residential property, thus protecting the residential neighborhoods and the Township Tax Base.
- **Improve Commercial Fire Safety:** This site puts the central fire truck closer to the apartment complexes (to the N) and commercial buildings (to the E and S) which need them most.
- **Paramedic Travel Times:** This site will allow equal or better travel times to the older neighborhoods (to the S) and nursing homes (on Marsh Road and on S. Okemos Road) which have a high demand for the paramedics.
- **Shorten Response Times to the North:** Since Marsh Road does not flood and has a Northern RR bridge, this site will minimize the response time problems caused by the annual Spring flooding at Okemos road (N of Central Park Drive) and the very busy Okemos road RR crossing (N of Central Park Drive).

OBJECTIONS TO THIS PROPOSAL:

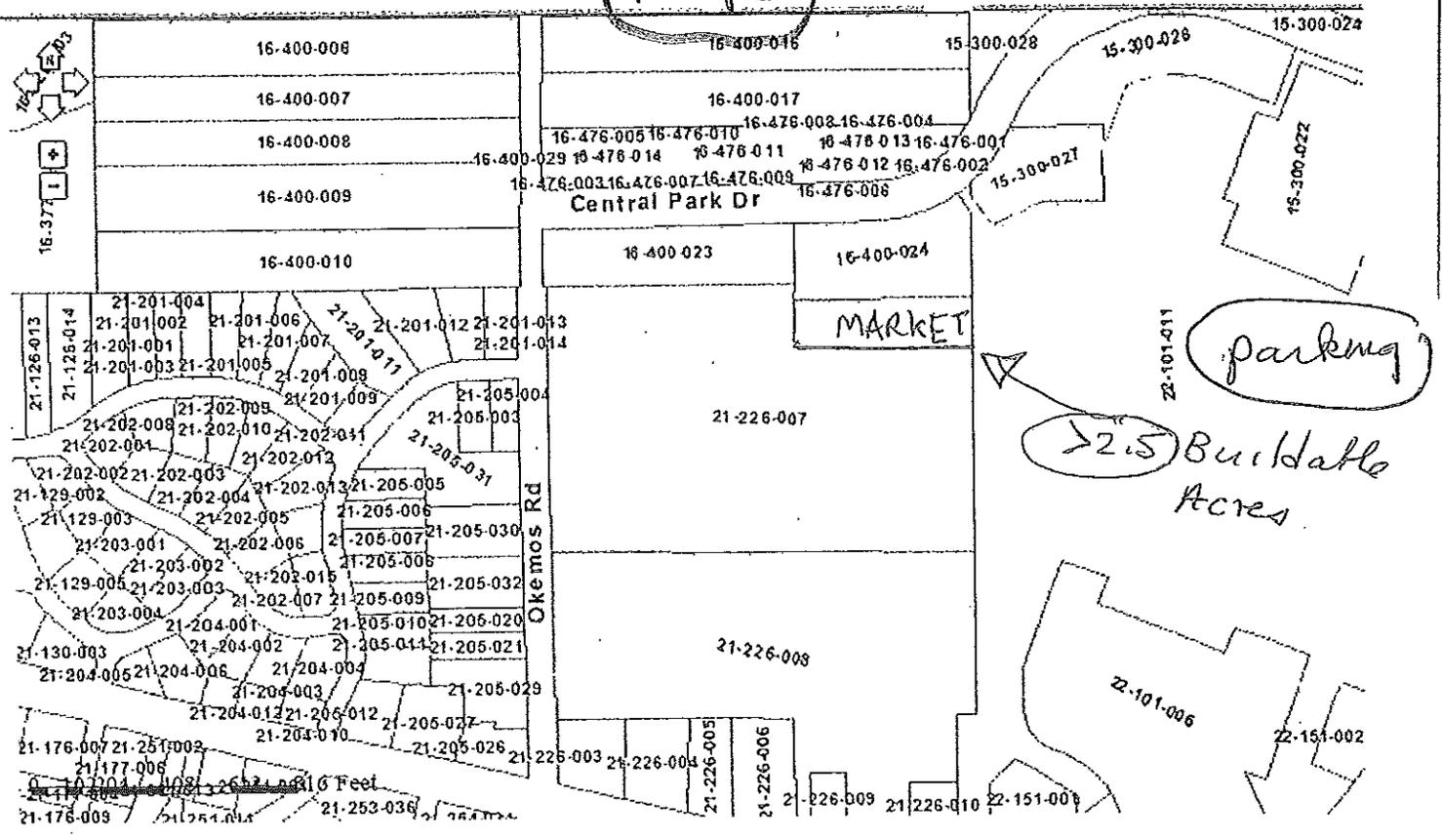
- A lot of work has been done on the proposed site at Central Park Drive and Okemos road. Understandably, there will be a reluctance to start over.
- This proposal will involve a different allocation of financial resources (a smaller main building, cheaper storage buildings, less expenditure on parking, moving the Farmer's Market to make room for the new building), and those who stand to benefit from the presently proposed resource allocation will be disappointed, and try to prevent it (probably by fostering dissension).
- Personnel at the Township Center may object to the added noise. However, most of the disruptive noise will occur at night and no one except the Fire Fighters will be sleeping there.
- This proposal will not meet all of the desired outcomes proposed by the Firefighters. In particular, it does not address the desire for the Fire Chief's administrative office to be anchored in one large complex and the desire for one, central building with surplus equipment and the potential for expansion of training facilities. However, these desires have serious long-term implications for the management of the entire Township, and should not be discussed in isolation from an overall, long-term plan.



THERE ARE 19 OWNER OCCUPIED RESIDANCES TO THE NORTH AND 82 OWNER OCCUPIED RESIDANCES TO THE WEST OF THE PROPOSED SITE THAT LIE WITHIN THE 65dB "NOISE CIRCLE" (2500f)

Map 3

5



Map 3

SITING THE FARMERS MARKET BEHIND THE POST OFFICE WOULD:

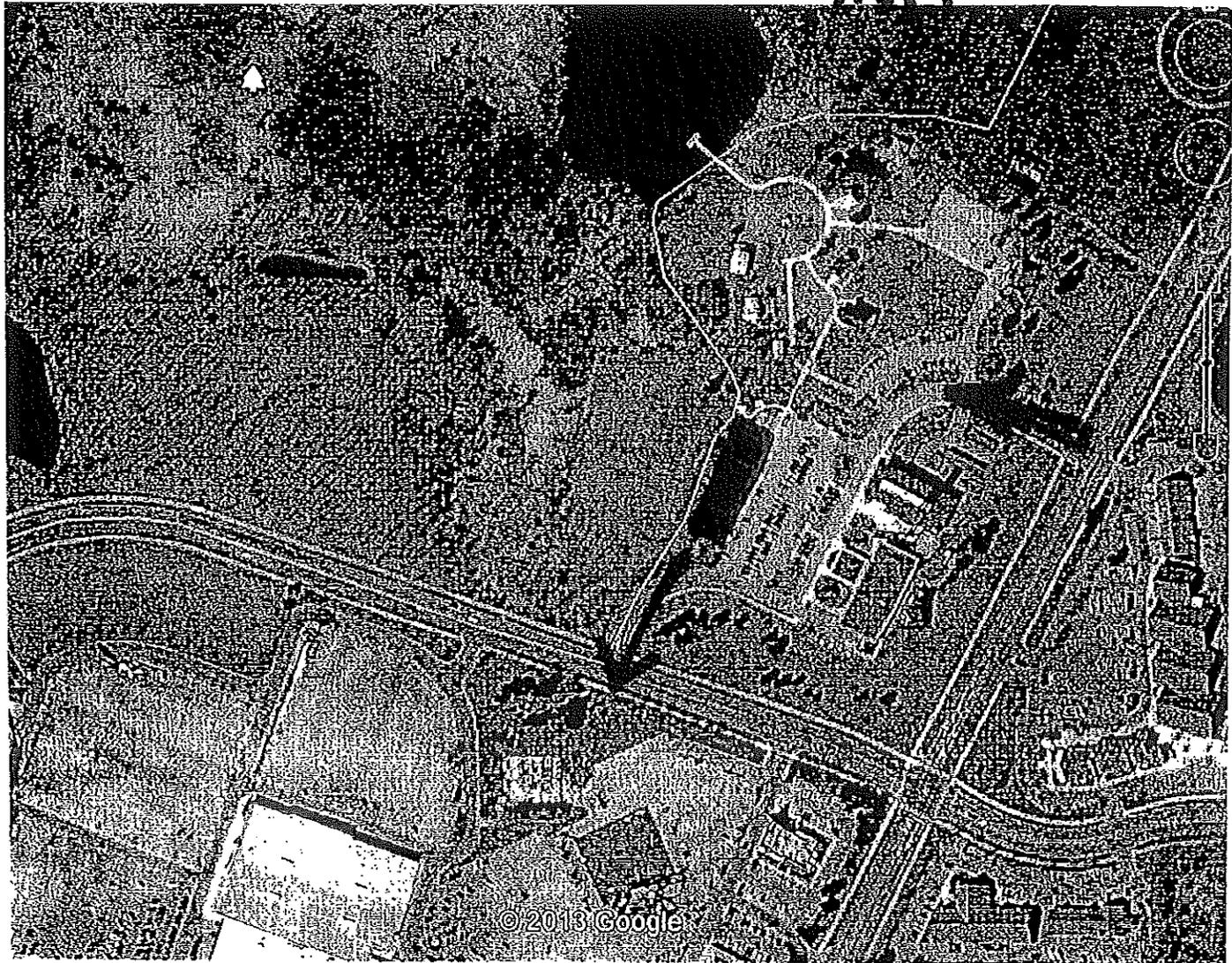
GIVE IT MORE SPACE

LOCATE IT CLOSE TO PARKING

ENHANCE TRAFFIC AT MERIDIAN MALL

MAN

6



A TWO-BAY STATION ON THE OLD SITE OF THE FARMERS MARKET
WOULD HAVE DRIVE THROUGH ACCESSIBILITY

FROM OKEMOS ROAD ↪
AND
FROM MERIDIAN ROAD ↪

AND LOTS OF EXISTING PARKING.



map 5



STORAGE

08/26/13

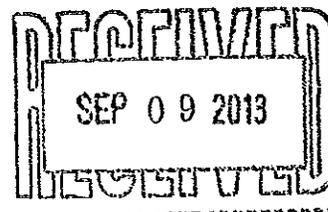
Meridian Township Planning Commission:

I would like to ask your opinions about the location of the new fire station. I support the new station but in view of the recent flooding that closes Okemos Rd. for days or weeks on end at the Pine Lake Outlet/Mud Lake Drain I feel the better location would be at Gaylord Smith Court. If the flooding was not a real safety issue then the current proposed location at Central Park Drive would be a moot point. The railroad tracks are a concern but pose much less of a safety barrier which is mitigated by the south fire station. Plus trains tend to be a bit more predictable than unpredictable flooding road closures. However, there are also more long term economic benefits and amenities that make the Gaylord Smith Ct. location the better option, such as the service center, the parks, the service center meeting facilities that can be shared, and less traffic conflicts; just to name a few. Meridian Township will have a new fire station so I am not going to rehash all the pro and cons, but the unpredictable and more frequent flooding that closes Okemos Rd., for servicing safety vehicles, merging of fire/EMS units with East Lansing, and closing the north fire station within ten years, are strong arguments for changing the location. The change in distance is 0.4 miles but there would be a Township fire station on each side of the flood waters. I also understand that many in MTFD supported the Gaylord Smith Ct. location. Now is the time to bring this up and revisit the location issue since we have a new township board and manager. There will be continued township budget challenges and cutbacks. I feel the Gaylord Smith Ct. location is more financially sustainable and would have less of a long term budget impact than the Central Park Drive location.

If you wish to discuss this further I am happy to do so.

Thank you for your service.

Vance Kincaid
4530 Nakoma Dr
Okemos, MI 48864



Gail Oranchak

From: Dorothy France <sonnydor48864@yahoo.com>
Sent: Monday, September 09, 2013 9:30 PM
To: Gail Oranchak
Subject: regarding New fire station location

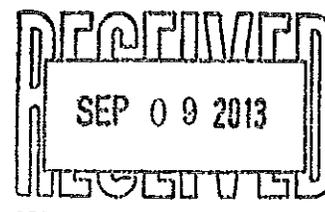
As a resident of Meridian Township and Ottawa Hills for 50 years, we are very excited to have the fire station being relocated on the corner of Central Park and Okemos Rd. This will be a much better location for the residents and businesses. We feel it is safer for everyone because the emergency vehicles will have less traffic to endure when being called for help.

Please approve to have it built on the corner of Central Park Drive and Okemos Rd.

Thank you,

Sonny and Dorothy France
4932 Grandview Ave
Okemos, Mi 48864

349-4532



Gail Oranchak

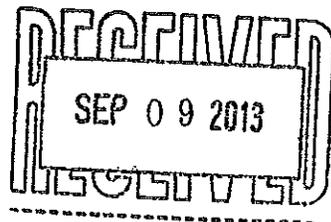
From: penwafrance@yahoo.com
Sent: Monday, September 09, 2013 9:43 PM
To: Gail Oranchak
Subject: New fire station location

As a resident of Ottawa Hills subdivision in Meridian Township, I welcome the fire station and all the adjunct facilities being located nearer to my home rather than the other proposed sites that were fully examined in past board sessions. The site is a perfect place for a municipal structure rather than yet, more high density housing! The possibility of moving the very congested farmers market in the future is a major reason that I chose this site when voting on the millage as well as the easy access to the major through-fares of Okemos and Marsh roads and Grand River Ave.

Sincerely,

Penny France
4828 Grandview Ave
Okemos

Sent from my iPad



**Mixed Use Planned Unit Development #13024
(Hannah Hospitality)
September 19, 2013**

APPLICANT: Hannah Hospitality, LLC
PO Box 4282
East Lansing, MI 488

STATUS OF APPLICANT: Purchase Agreement

REQUEST: Construct an extended stay hotel in the Hannah Farms MUPUD

CURRENT ZONING: *C-2 (Commercial)

LOCATION: S. of Hannah Blvd., E. of Esoteric Way, W. of Eyde Pkwy.

AREA OF SUBJECT SITE: Approximately 2.5 acres

EXISTING LAND USE: Undeveloped

EXISTING LAND USES IN AREA: North: Hannah Boulevard
South: Office
East: Undeveloped
West: Marriott TownPlace Suites Hotel

CURRENT ZONING IN AREA: North: RP (Research Park)
South: *C-2 Commercial
East: *C-2 (Commercial)
West: *C-2 (Commercial)

FUTURE LAND USE DESIGNATION: Office

FUTURE LAND USE MAP: North: Research Park and Office
South: Office
East: Office
West: Research Park

* Denotes Conditional Rezoning

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: September 19, 2013

RE: Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway

Hannah Hospitality, LLC has submitted a request for a mixed use planned unit development to develop a three-story, 96-room "extended stay" Residence Inn by Marriott on an approximate 2.5 acre parcel located on the south side of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway. The hotel site is immediately east of the Marriott TownePlace Suites. In addition to the 96 rooms, floor plans show the hotel will include a meeting room, restaurant, indoor pool, exercise room, and laundry for guests in addition to the typical hotel service/staff areas. The hotel will employ 28 and will operate seven days per week, 24-hours per day.

Three proposed amenities are listed on the Cover Sheet as: recreational sport court, outdoor gathering patio and foot sidewalks that connect to Township sidewalks.

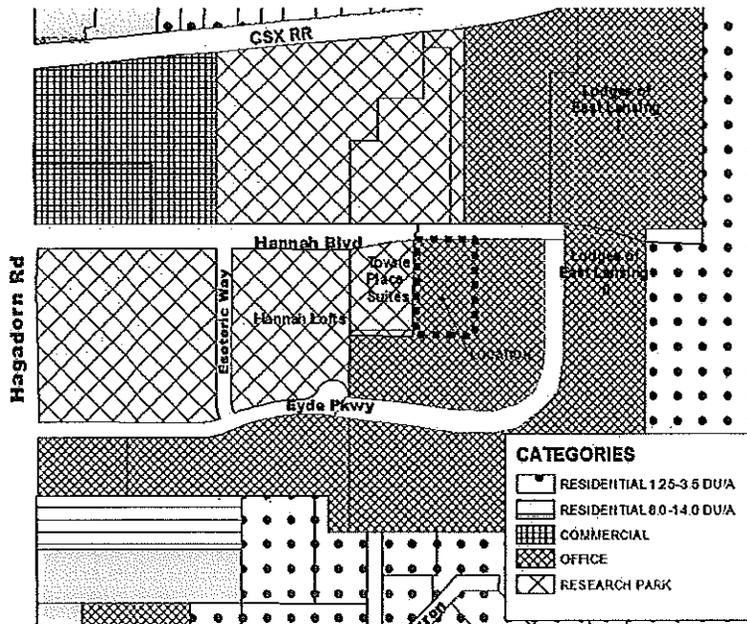
The subject site was conditionally rezoned in 2008 from RP (Research Park) to *C-2 (Commercial) as part of the 81-acre Hannah Farms rezoning (REZ #08080). Conditions offered by the applicant and accepted by the Township Board are as follows:: development of the entire 81 acres as a mixed use planned unit development; construction of maximum 1,010 to 1,159 residential units distributed throughout and/or on portions of the subject property; and, availability and adequate capacity of public utility services to serve the development.

A special use permit (SUP #13131) is also required for a building greater than 25,000 square feet in gross floor area (72, 092 sq. ft.). The Planning Commission will make recommendations to the Township Board on both the MUPUD and SUP requests.

Master Plan

The 2005 Master Plan's Future Land Use Map designates the subject site in the Research Park category.

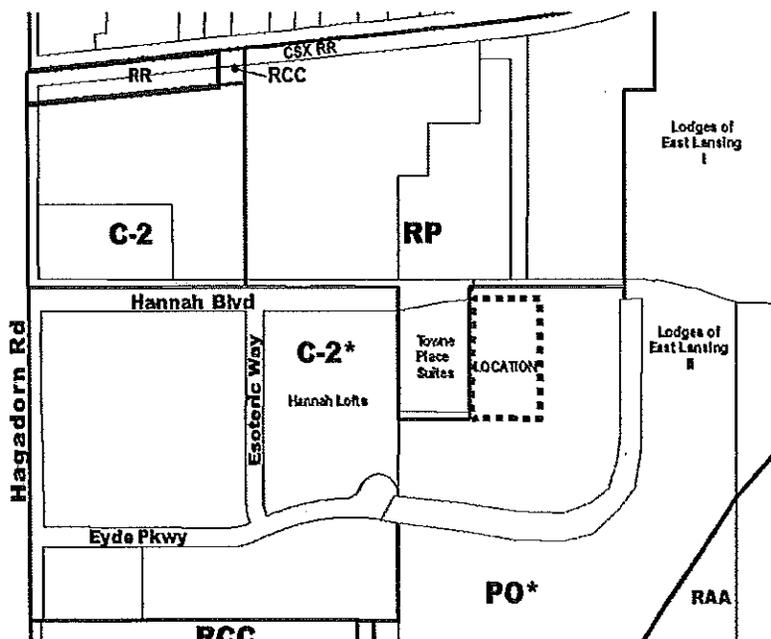
FUTURE LAND USE MAP



Zoning

The subject site is zoned *C-2 (Commercial). Although the mixed use planned unit development ordinance generally waives lot width and lot area requirements, with approximately 260 feet of lot width and approximately 108,900 square feet (2.5 acres) of lot area, dimension exceed minimum C-2 zoning district standards of 100 feet of lot width and 4,000 square feet of lot area..

ZONING MAP



Physical Features

The 2.5 acre parcel is undeveloped. As the applicant's attached Natural Features Assessment states, the site's topography is relatively flat except spoil piles located near the southeast corner create mounds approximately five or more feet above the normal grade.

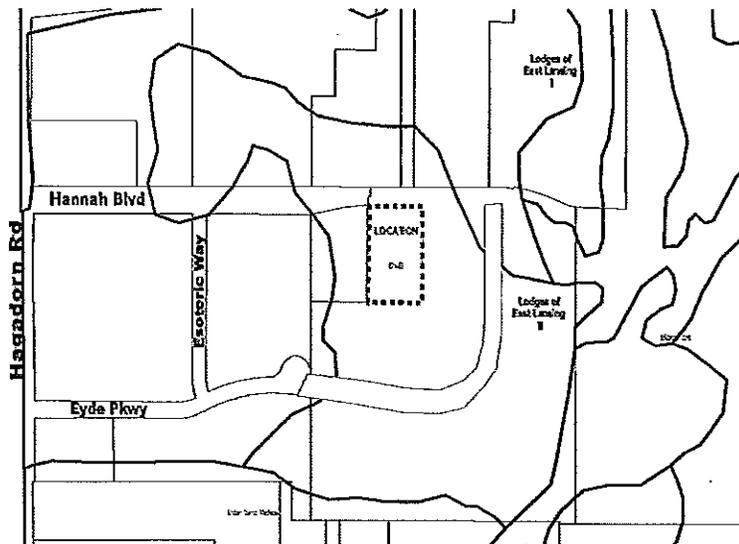
Vegetation consists of wooded areas identified as "tree groves" in the Natural Features Study along the northern and western boundaries of the site and open, grassy areas on the rest. The report states the applicant will preserve as many trees as possible along the boundaries of the site.

The applicant's report states "significant remaining natural heritage" on this site appears to be the original topography and some of the trees in the northern "tree grove" which may be preserved into the landscape design.

Neither floodplain nor wetlands occur on the site according to the Flood Insurance Rate Map (FIRM) and Township Wetland Map respectively. The site has no special designation on the Township Greenspace Plan.

Soils

SOILS MAP



The following chart summarizes soil information for the subject site:

SOIL ASSOCIATION	SEVERE BUILDING SITE LIMITATIONS
OwB(Owosso- Marlette sandy loam, 2 to 6% slope)	None

Source: Soil Survey of Ingham County, Michigan, 1992.

Streets and Traffic

Primary access to the site will be from Hannah Boulevard, a local street. Hannah Boulevard is four lanes with a landscaped center median west of the site. The median terminates in front of the Marriott TownePlace Suites east of which the road narrows to two lanes. A five foot sidewalk has been constructed on the north side of Hannah Boulevard. The most recent ICRC traffic count was taken in 2008 when vehicle trips totaled 10,243, 6,121 westbound and 4,122 eastbound trips in a twenty-four hour period.

Most motor vehicles arriving at the site will turn into Hannah Boulevard from Hagadorn Road. Hagadorn Road is classified as a Minor Arterial in the 2005 Master Plan. It is a four lane roadway with a center median and curb and gutter. A seven foot wide pathway, part of the Township's Pedestrian-Bicycle Pathway Master Plan, exists on the east side of Hagadorn Road. The most recent traffic count for Hagadorn Road was taken on a weekday in April 2011 between Mt. Hope Road and Briarcliff Street. 17,324 vehicle trips were counted for the 24-hour period, 8,871 northbound and 8,453 southbound.

A five foot sidewalk is in place on the north side of Hannah Boulevard. On the south side of the street, a short segment of five foot wide sidewalk is present in front of the TownPlace Suites hotel. As part of the recent Hannah Lofts approval, seven foot sidewalks will be installed along the Lofts' Hannah Boulevard frontage. The Eyde Corporation will construct seven foot wide sidewalks along the south side of Hannah Boulevard east of Hannah Lofts and west of Eyde Parkway where sidewalks do not currently exist including the subject site. The sidewalk in front of the TownPlace Suites hotel is five feet wide. It has been suggested the property owner increase the width to seven feet for consistency.

To further bicycle rider safety, "share the road" signs have been installed along Hannah Boulevard and sharrows will be painted on the Hannah Boulevard pavement. Both actions were conditions of approval for the Lodges of East Lansing II and Hannah Lofts respectively.

The applicant's Traffic Impact Study provides level of service analysis for existing, background (future traffic without the new hotel) and future traffic during the AM and PM peak hours at four intersection locations. The traffic signal recommended in the traffic report prepared for Lodges of East Lansing II to mitigate traffic delays at Hagadorn Road and Hannah Boulevard has been authorized and funded for installation in 2014 but an actual installation date has not been selected. The Residence Inn traffic report recommends the Ingham County Department of Roads proceed with the signal's installation and coordinate it with the signal at the Hagadorn Road/Hannah Boulevard intersection. Two additional recommendations have been presented in the latest study to mitigate LOS F conditions during the PM peak at the Hagadorn/Hannah intersection and the Hagadorn/Eyde Parkway intersections. These include:

- Change the lane configurations for northbound Hagadorn Road and westbound Hannah Boulevard from two thru lanes and one dedicated right turn lane to one dedicated thru lane, one right turn or thru lane, and one dedicated right turn lane.
- Install a traffic signal at the intersection of Hannah Boulevard and Esoteric Way that provides a protected eastbound left turn from Esoteric Way and prohibits a westbound left

MUPUD #13024 (Hannah Hospitality)

Planning Commission (9/19/13)

Page 5

- turn into Esoteric Way from Hannah Boulevard. Conduct a signal warrant analysis when construction is complete to determine if the signal is warranted.

The report concludes level of service (LOS) will be improved to an acceptable LOS D if the proposed changes are realized.

The Township's traffic consultant reviewed the site plan and traffic study and commented:

- There should not be a problem at the site with fewer than one trip per minute entering and leaving during both peak hours
- Agreement with the applicant's traffic study, the Hannah Boulevard/Esoteric Way intersection appears to have the future traffic volumes to warrant a traffic signal but the Ingham County Road Department must evaluate actual need after occupancy in the Lodges and Lofts
- The thru/right turn lanes are a concern for the following reasons:
 1. Difficulty for bicyclists occupying the thru/right lane
 2. Difficulty seeing pedestrians crossing Hagadorn from the right/thru lane
 3. The pedestrian activated "walk" signal is located near the sidewalk on Hagadorn Road and pedestrians must get out of their way to hit the button. If it's not convenient they will not use it. If they don't push the button, they don't get enough time to cross Hagadorn.
- Recommendation to install pedestrian signals in the median similar to those installed in East Lansing.

Utilities

The Department of Public Works and Engineering has indicated that municipal water and sanitary sewer are available to serve the site.

Public Safety

The Fire Department is working with the applicant's engineer to identify a turn-around for fire trucks.

Staff Analysis

Hannah Hospitality, LLC has requested a mixed use planned unit development (MUPUD) to construct a 96-unit Residence Inn by Marriott on an approximate 2.5 acre site located on Hannah Boulevard. The project will be constructed in one phase.

MUPUD's are reviewed in accordance with Section 86-440 of the zoning ordinance which generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of

dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The following waivers are assumed:

Building setbacks. The following chart compares typical setbacks for the C-2 zoning district and the setbacks shown on the project site plans.

BUILDING		
	<u>Standard Setback (C-2)</u>	<u>Proposed Setback</u>
<u>Side and Rear yards</u> Section 86-402(1)a, b	15 feet	West: 10.7 feet South: 10 feet

Parking setbacks. The following chart outlines the setbacks for the proposed parking lot areas compared to standard requirements.

PARKING		
	<u>Standard Setback</u>	<u>Proposed Setback</u>
Parking adjacent to another non-residential use	15 foot landscape buffer*	East - 15 feet West – 10.7 feet South – 10 feet

Impervious Surface. Generally, C-2 zoned sites may be 70 percent impervious. The pervious/impervious plan shows the site is 69.65 percent impervious. The approximate 1,196 square foot "sports court" (approximately 23' x 52') amenity has been included in the "pervious" category. The sports court will be surfaced with impervious material used for tennis courts or similar uses. This type of material is not pervious bringing the total impervious surface area to approximately 70.7 percent.

The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 district.

Amenities. One or more amenities are required for every MUPUD project. A recent amendment to the MUPUD ordinance has grouped amenities into categories. If multiple amenities are shown, the ordinance suggests they should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance.

The site plan lists the following amenities grouped by category:

1. Parks, Recreation and Culture: recreational sports court
2. Social Interaction: outdoor gathering patio

3. Accessibility: foot sidewalks that connect to Township pathways

Building Height. The maximum building height for a MUPUD project is 45 feet, building elevations show building height as 35'.

Building materials. Sample building materials have been provided by the applicant. The exterior finish materials will include cultured stone, cementitious board siding and trim, and fiberglass shingles. Metal will be used for some roof areas.

Section 86-440(f)(2)b of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the facade (Section 86-440(f)(2)b.2.). This standard has been met.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks are planned however examples of designs and materials have not been provided for consideration.

At this time, trash dumpsters are situated near the southwest corner of the site. They must be enclosed on all four sides. Recycling containers are typically required for commercial projects (86-376(g)(10)). Design details have not been provided.

Parking Requirements. The MUPUD ordinance states off-street parking shall comply with the standard parking regulations found in Section 86-755 however the MUPUD ordinance grants the Township Board authority to establish a reasonable number of off-street parking spaces based on the characteristics of the property and availability of other sources of parking or amenities in lieu of parking (Section 86-440(f)(3)b.).

Bicycle parking is required for all new commercial and multiple family projects. Section 86-760(g)(1) requires the installation of one bicycle parking space for every ten motor vehicle spaces.

Per Section 86-755, the standard motor vehicle parking requirements for hotel uses are as follows:

Motor Vehicle Parking:	Hotels: One space for each one occupancy unit plus extra for dining rooms, ball rooms, or meeting rooms as required by this division.
------------------------	---

Per Section 86-760(g)(1), the standard bicycle parking requirements are as follows:

Bicycle Parking:	1 bicycle parking space for every 10 motor vehicle parking spaces required (not less than 2, not more than 50)
------------------	--

The following chart outlines the standard number of motor vehicle (per Section 86-755) and bicycle parking requirements (Section 86-760(g)(1)) and compares them to the proposed number of parking spaces as noted on the site plan.

	<u>Standard Number</u>	<u>Proposed Number</u>
Hotel	96	102
Bicycle	10	12

The site plan shows 102 motor vehicle parking spaces and 12 bicycle parking spaces. An applicant may reduce the number of motor vehicle parking spaces by one for every two bicycle parking spaces provided. Based on the number of bicycle parking spaces proposed, motor vehicle parking may be reduced by six. The applicant has indicated the restaurant and meeting room facilities shown on the floor plan are for use by persons occupying rooms in the hotel thus additional parking is not necessary.

MUPUD Section 86-440(f)(3)d states bicycle parking shall be separated from automobile parking in visible locations. The site plan shows bicycle parking located near the southwest corner of the building.

Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c and the site plan is generally in compliance.

Landscaping. Section 86-440(f)(4) of the MUPUD ordinance states, landscaping shall generally comply with the provisions of the Code of Ordinances. Section 86-758 outlines the typical landscape requirements for off-street parking areas including: landscaped islands at least 10 feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces and four feet of building perimeter landscaping. Section 86-473 requires street trees be located between the curblin and the right-of-way along Hannah Boulevard, Esoteric Way and Eyde Parkway. Two interior landscaped islands should be added to comply with off-street parking lot standards.

Section 86-756(12) requires a 15 foot landscaped buffer strip between the surface parking lot, the street and adjoining properties. A landscaped buffer is defined as a vertical screen consisting of a masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site and at least three or four feet in height depending on the use on the adjoining site or street. The preliminary landscape plan shows buffers will be primarily planted with grass.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371 and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height. A preliminary photometric plan and examples of light fixtures proposed to be installed atop 30 foot tall light poles have been provided. It appears ten light poles will be installed on site with none along the Hannah Boulevard sidewalk. In previous phases of the Hannah Farms MUPUD, conditions placed on each project's approval has limited the height of parking lot light poles to 15 feet. Specification sheets for all outdoor light fixtures and a true photometric plan must be submitted with the site plan review application.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign

program, or any part of the sign program, as part of the site plan review process. Wall signs are shown near the roofline on the east, south and west building elevations.

Sidewalks. Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle Pathway system. The sidewalk along Hannah Boulevard is shown on the site plan as being five feet in width however the Eyde Corporation agreed to install seven foot sidewalks on undeveloped sites abutting Hannah Boulevard east of Hannah Lofts to Eyde Parkway as part of the Hannah Lofts project. Interior site sidewalks are five feet wide.

Development Review Committee comments have been incorporated into this staff report.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A motion will be provided at a future meeting.

Attachments

1. Application and supporting materials
2. Site plans, elevation plans, preliminary landscape plans, and photometric plans dated received August 30, 2013, and a colored building rendering dated September 19, 2013

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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant HANNAH HOSPITALITY, LLC.
 Address of Applicant P.O. BOX 4282
 Telephone - Work (517) 286-6875 E-Mail JAVINNITCHE@gmail.com Fax N/A
 Interest in property (circle one): Owner Tenant Option Other PURCHASE AGREEMENT
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2859 EYDE PKWY, PART OF 33-02-02-20-326-009
 Legal description (please attach if necessary) SEE PLAN
 Current zoning PART OF MURPH C-2 ZONING
 Project name RESIDENCE INN BY MARJOTT
- C. Developer (if different than applicant) SAME
 Address _____
 Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name GREG PETRU - KEBS INC.
 Address 2116 HASLETT ROAD, HASLETT, MI 48840
 Telephone(s) (517) 339-1014 E-Mail GPETRU@KEBS.COM Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 2.50 Net 2.50
- F. Proposed Uses and Site Amenities:

1. Non-residential uses:
 - a. Type EXTENDED STAY HOTEL
 - b. Percent of project area 100
 - c. Total square feet for non-residential uses 72,091 SF
 - d. Usable floor area 70,377 SF
 - e. Number of employees 28
 - f. Hours of operation 24 HRS - 7 DAYS/WK

2. Residential Uses: N/A
 - a. Percent of project area _____
 - b. Total dwelling units _____
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent _____ Condo _____

3. Parking:
- a. Non-residential uses 102
- b. Residential uses N/A
4. Proposed Amenities: Type RECREATIONAL SPORTS COURT
 (General) Type OUTDOOR GATHERING PATIO
 Type FOOT SIDEWALKS CONNECTING TO TWP. WALKS
 Type _____
- Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, 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.
9. Floor plans of proposed residential units.

10. A Traffic Study (If the project will exceed 100 vehicle trips during the peak hours of the roadway(s), 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.
 11. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
 12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 13. A sign program illustrating size and location of each proposed sign type.
 14. A lighting plan (see Chapter 38, Article VII).
 15. Copies of comments from reviewing agencies such as, but not limited to, the following:
 - o Ingham County Road Commission
 - o Ingham County Drain Commission
 - o Michigan Department of Transportation (if applicable)
 - o Michigan Department of Environmental Quality (if applicable)
 - o The appropriate school board (as applicable)
- H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

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

Mitch Lewin
Signature of Applicant

August 30, 2013
Date

Mitch Lewin
Type/Print Name

Fee: \$ 500.

Received by: *Had Owehl*
Date: August 30, 2013

Pre-Application Meeting Held: _____ Date

Application Complete: _____ Date

By: _____ Staff



August 29, 2013

Re: Residence Inn Hotel
Hannah Blvd.

To Members of the Meridian Town Board:

We are providing 102 parking stalls for 96 guestrooms. The additional five parking stalls is in response to the requirements of Chapter 86, Division 2, Off Street Parking for hotels. The Ordinance calls for additional parking for dining rooms, ball rooms and meeting spaces. The meeting room and dining room in the extended stay Residence Inn is used by the hotels guests only. The dining room only serves hotel guests, not the general public and the meeting room which is sized for groups of 16 or less is used by the guests for small group meetings and seminars. As such, these two uses don't generate visitors from off site. Additionally, the percentage of guests that arrive by taxi from the airport is considerable so we feel the 1:1 parking ratio is adequate for staff and guest parking. In addition, per Section 86-769(h), a reduction of parking stalls by 5 is permitted because 10 bicycle stalls are provided. If the Board would permit, it is our desire to reduce the stall count to 96 and add to the green space.

Respectfully,

Gary P. Brink
Principal

Cc: Mitch Irwin, The Irwin Group
Fritz Heller, Northern Michigan Hospitality Management, LLC
Greg Petru, KEBS, Inc.
Matt Stoddard, RW Mercer Company

Residence Inn by Marriott

MUPUD Project Description/Analysis

Project Summary: The Residence Inn by Marriott is the world's largest and best known hotel brand specifically designed to meet the needs of the long stay guests. The project is a three story 96 room extended stay hotel (defined as 5 nights or more in the same place), and will serve guests from MSU, Government, and a multitude of corporations, families and individuals. The hotel will include a mix of studio, one bedroom and two bedroom suites, and amenities like an indoor-pool, outdoor courtyard with cookout facilities, a recreation sport court, and connections to foot and bicycle pathways.

There will be one phase of the development, with construction planned for spring of 2014 and opening set for spring of 2015.

Site Plan and Building Layout: Key consideration to the site layout were; visibility to guests, ease of entry into hotel, maintaining as many natural features (especially trees) as possible, putting the sports court closer to Hannah Boulevard, and building along the north-south length of the parcel. The building configuration was designed to be consistent the north south axis of the TownPlace Suites by Marriott, located immediately to the west. The site plan meets all building setback requirements.

Architectural Elements: The three story building is consistent with the neighboring three story TownPlace Suites by Marriott and green space along Hannah Boulevard is maximized by placing the larger "L" shaped portion of the building to the south end of the property. The exterior stone finish on the building is similar to the finishes on the neighboring "Lofts" Project. Parking spaces were designed with the nature of extended stay guests, whereby 20-25% of the guests arrive and depart by means other than individual vehicles (buses, taxi from airport, vans and public transportation). In addition, almost all housekeeping staff utilize public transportation.

Marriott Brand Standards: Design factors for the building are governed by Marriott-Brand Standards which allow minimal change, and are designed to complement the local residential community feel. With our experience as owners of the adjacent TownPlace Suite Hotel and comprehensive economic analysis, we believe the demand will assure a successful project.



KEBS, INC

Engineering • Surveying

August 30, 2013

Mr. Younes Ishraidi, P.E.
Meridian Township Engineering Department
5151 Marsh Road
Okemos, Michigan 48864-1104

Re: Residence Inn By Marriott – MUPUD Submittal

Dear Mr. Ishraidi:

We have prepared MUPUD Plans for our submittal to Meridian Township. One of the Township requirements requests comments from the Township Engineering Department. Please find enclosed a proposed site plan for the Residence Inn for your preliminary review and comment. Your written comment back would be greatly appreciated.

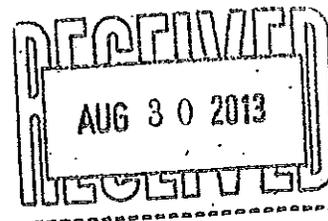
If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: Site Plan

Cc: Mark Kieselbach





KEBS, INC

Engineering • Surveying

August 30, 2013

Charter Township of Meridian
Younes Ishraidi, P.E., Chief Engineer
5151 Marsh Road
Okemos, Michigan 48864-1198

Re: Residence Inn By Marriott Preliminary Engineering Report

Dear Mr. Ishraidi:

Please find enclosed a set of plans for the Residence Inn for your review. The site is serviced by public water, public sanitary sewer and public and private storm sewer. I have summarized each utility below:

Sanitary Sewer:

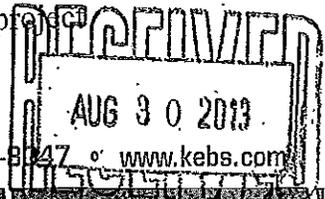
There is existing 8" sanitary sewer along Eyde Parkway that services the existing parcel owned by the Eyde Company. A public sewer extension will be necessary to service the site from Eyde Parkway. The site will be able to be adequately serviced by the existing sewer system, it will just require a little more work than tying into an existing stub.

Water Main:

There is existing 8" water main along the North side of Eyde Parkway and running just South of the hotel (between office buildings). There are also several existing fire hydrants within the project area (One on the North side of Hannah and one in the SE corner of the property). A new 6" water main is proposed along the East side of the project to service the building. A new hydrant will be placed on site. The site will be able to be adequately serviced by the existing water system in place.

Storm Sewer:

There is a large storm sewer system in place along Hannah Boulevard which ultimately goes to the regional detention. There is a 15" stub provided for this site at the North end of the property. The storm sewer system is deep enough to provide adequate drainage for the site. The storm sewer system ultimately drains to the Hannah Farms Detention System, and this site is included in the drainage area. Stormwater management and pre-treatment will be designed as the project



moves further along, in accordance with Township and Ingham County Drain Commission standards and requirements.

If there are any questions regarding the preliminary engineering report, please feel free to contact me at (517) 339-1014, or email me at gpetru@kebs.com.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Petru". The signature is stylized and written in a cursive-like font.

Greg Petru, P.E.
KEBS Inc.



KEBS, INC

Engineering • Surveying

August 30, 2013

Mr. Mark Hornberger
Meridian Township Fire Department ("MTFD")
5151 Marsh Road
Okemos, MI 48864

Re: Residence Inn By Marriott – MUPUD Submittal

Dear Mr. Hornberger:

We are preparing MUPUD Plans for submittal to Meridian Township. One of the Township requirements is written comments from the MTFD. Please find enclosed 2 copies each of the proposed site plan and the preliminary utility plan, for Hannah Lofts for your preliminary review and comment. We have shown a preliminary fire hydrant location and the connection point for building. Your written comment back would be greatly appreciated.

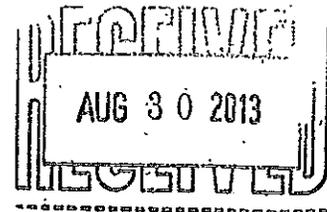
If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Greg Petru, P.E.
KEBS, Inc.

Enclosures: 2 Site plans and preliminary utility plans

Cc: Mark Kieselbach





KEBS, INC

Engineering • Surveying

August 30, 2013

Mr. Bob Peterson, P.E.
Ingham County Department of Transportation and Roads ("ICDTR")
301 Bush Street
P.O. Box 38
Mason, Michigan 48854-0038

Re: Residence Inn By Marriott – MUPUD Submittal

Dear Mr. Peterson:

We are preparing MUPUD Plans for submittal to Meridian Township. One of the Township requirements is to provide written comments from ICDTR. Please find enclosed 2 copies of the proposed site plan for the Residence Inn for your review and comment. Your written comment back would be greatly appreciated.

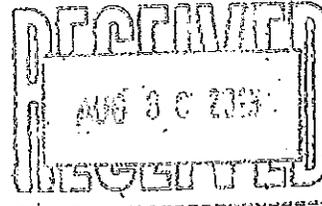
If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Greg Petru, P.E.
KEBS, Inc.

Enclosures: 2 Site Plans

Cc: Mark Kieselbach





KEBS, INC

Engineering • Surveying

August 30, 2013

Mr. David Love
Ingham County Drain Commission ("ICDC")
P.O. Box 220
Mason, Michigan 48854-0220

Re: Residence Inn By Marriott- MUPUD Submittal

Dear Mr. Love:

We have prepared MUPUD Plans for a Residence Inn for submittal to Meridian Township. One of the Township requirements for the MUPUD is that we submit to the ICDC for written comments. Please find enclosed 2 copies of the proposed site plan for the Residence Inn for your preliminary review and comment. Your written comment back to Meridian Township would be greatly appreciated.

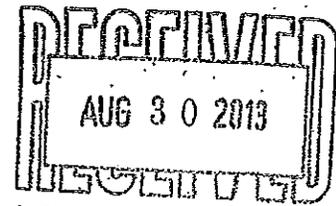
If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: 2 Site Plans

Cc: Mark Kieselbach



**Special Use Permit #13131
(Hannah Hospitality)
September 19, 2013**

APPLICANT: Hannah Hospitality, LLC
PO Box 4282
East Lansing, MI 488

STATUS OF APPLICANT: Purchase Agreement

REQUEST: Construct a building greater than 25,000 square feet in gross floor area

CURRENT ZONING: *C-2 (Commercial)

LOCATION: S. of Hannah Blvd., E. of Esoteric Way, W. of Eyde Pkwy.

AREA OF SUBJECT SITE: Approximately 2.5 acres

EXISTING LAND USE: Undeveloped

EXISTING LAND USES IN AREA: North: Hannah Boulevard
South: Office
East: Undeveloped
West: Marriott Town Suites Hotel

CURRENT ZONING IN AREA: North: RP (Research Park)
South: *C-2 Commercial
East: *C-2 (Commercial)
West: *C-2 (Commercial)

FUTURE LAND USE DESIGNATION: Office

FUTURE LAND USE MAP: North: Research Park and Office
South: Office
East: Office
West: Research Park

* Denotes Conditional Rezoning

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: September 19, 2013

RE: Special Use Permit #13131 (Hannah Hospitality), request to construct a building totaling more than 25,000 square feet in gross floor area

In conjunction with MUPUD #13024, a special use permit is being requested to construct a single 72,091 square foot building to accommodate a 96-room Residence Inn by Marriott extended stay hotel. The project location is the approximate 2.5 acres zoned *C-2 (Commercial) located south of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway.

Background information has been provided in the staff report associated with MUPUD #13024 dated September 19. A synopsis applicable to the special use permit follows.

Master Plan and Zoning

The Master Plan's Future Land Use Map designates the subject site in the Office category and it is zoned *C-2 (Commercial). The parcel exceeds the lot area (approximately 2.5 acres) and lot width requirements (approximately 260 feet on Hannah Boulevard).

Physical Features

The 2.5 acre parcel is undeveloped. There are no floodplain or wetland areas on the site and the site has no special designation on the Township's Greenspace Plan. Topography is generally level with spoils areas in the southeast corner of the site. Some existing native trees may be incorporated into the landscape plan.

Streets and Traffic

Hannah Boulevard will provide access to the site. Hagadorn Road will provide the primary access to Hannah Boulevard. The Township's Traffic Consultant had no concerns with the entrance/exit location but commented about possible pedestrian and bicycle conflicts if lane adjustments to northbound Hagadorn Road and westbound Hannah Boulevard at the intersection of the two roads.

*C-2(Commercial) zoning conditioned on development as a MUPUD

Utilities

The Department of Public Works and Engineering has indicated that municipal water and sanitary sewer are available to serve the site. The applicant's engineer provided a capacity analysis showing capacity exists in the Hannah Farms drain to accommodate the proposed project's stormwater runoff.

Staff Analysis

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses. The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, number of employees, lighting, and noise. The Commission may recommend appropriate conditions be placed on an approval to address these topics.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution will be provided for a future meeting.

**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 HANNAH HOSPITALITY, LLC
 Address of Applicant P.O. BOX 4282
 Telephone - Work (517) 386-6875 Home SAME Fax N/A Email JRWIN WITCK @GMAIL.COM
 Interest in property (circle one): Owner Tenant Option Other PURCHASE AGREEMENT
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2859 EYDE PKWY, PART OF 33-02-02-20-326-009
 Legal description SEE PLANS (please attach if necessary)
 Current zoning C-2
 Use for which permit is requested / project name BUILDING OVER 25,000 SF, USE
 Corresponding ordinance number 86-658
- C. Developer (if different than applicant) SAME
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS INC - GREG PETRU
 Address 2116 HASLETT ROAD, HASLETT, MI 48840
 Telephone - Work (517) 339-1014 Home SAME Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 2.5 Net 2.5
- F. Explain the project and development phases: PROPOSED HOTEL DEVELOPMENT - (1) PHASE
- G. Total number of:
 Existing: structures N/A bedrooms N/A offices N/A parking spaces N/A carports N/A
 garages N/A Proposed: structures 1 bedrooms 96 offices 3 parking spaces 102 carports 0
0 garages 0 QUESTRoomS
- H. Square footage: existing buildings N/A proposed buildings 72,091 SF
 Usable Floor area: existing buildings N/A proposed buildings 70,377 SF
- 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: 28 TOTAL WITH 14 STAFF @ PEAK TIME
- J. Existing Recreation: Type NONE - OPEN/VACANT LAND Acreage 2.5 TOTAL
 Proposed Recreation: Type OUTDOOR SPORT COURT 1,127 SF Acreage 2.5 TOTAL
OUTDOOR PATIOM 1,490 SF 2567 SF PROP.

Existing Open Space: Type VACANT LAND - UNDEVELOPED Acreage 2.5 ACRES
 Proposed Open Space: Type GRASS, LANDSCAPED AREAS, TREES Acreage 0.76 ACRES

K. If Multiple Housing: N/A
 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 fallings, 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.
- S.

SUP REQUEST STANDARDS
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 comprehensive development 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

[Signature]
Signature of Applicant

August 30, 2013
Date

Michelle Towler
Type/Print Name

Fee: _____

Received by/Date: Alicia Orvedo August 30, 2013

SUP RESPONSES

Residence Inn – By Marriott

1. The project is consistent with the intent and purposes of the Township Ordinance. Section 86-404 allows for development of a hotel within the C-2 zoning district by special use permit. The C-2 district also allows buildings over 25,000 s.f. to be permitted by SUP. The hotel is within an existing MUPUD that has planned for a hotel in this location. The setbacks and standards of the C-2 zoning district have been met. The one exception would be that we only provide a 10' parking setback on the West side instead of 15'.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. This property is part of a larger grouping of properties that were rezoned to MUPUD for commercial and residential development purposes. The proposed development will construct a new hotel with approximately 90-100 rooms.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area and will not change the essential character of the area. The proposed project consists of a new hotel that is designed to be harmonious with the adjacent and surrounding uses. It will provide walk-ability to the existing pedestrian system and provide additional connectivity between Hagadorn Road and the existing Lodges of East Lansing Developments.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The proposed project will provide walking connections to the existing pathways along Hannah Blvd and provide a necessary link of the sidewalk from the existing hotel to the East toward the Lodges of East Lansing.
5. The project will not be detrimental to the economic welfare of surrounding properties. The proposed project will develop a portion of existing vacant land for the construction of a new hotel. The surrounding businesses will see an increase in commercial activity from the addition of residents to the area.
6. The project is adequately served by public facilities. Regional detention is available on the project site and was constructed previously with capacity for development of the subject property. The proposed project will construct an internal stormwater system that will pretreat the stormwater prior to connecting to the existing 15" and 24" drains within Hannah Boulevard. (There are stubs onto our property). The project will construct one entrance connection to Hannah Blvd to support the development. Public safety and public recreation are available in the area.
7. The project is adequately served by public sanitation facilities. Public sanitary and water mains are located near the property and were constructed with sufficient capacity to support development of this property. The sanitary sewer will require some off-site work, but it is provided for this parcel.
8. The project will not be detrimental to persons, property, or general welfare from excessive traffic, noise, smoke, fumes, glare, or odors. The proposed project consists of an extended stay hotel with residents that will use the premises to do business, visit children at school, visit to attend MSU events, etc. No manufacturing or construction operations are proposed. No other activities, processes, materials, or equipment is proposed which would produce the detriments listed above.
9. The project will not directly or indirectly create adverse impacts on natural resources of the Township. The proposed project will construct new storm piping and utilize low impact treatment methods to collect and pretreat stormwater prior to outletting to the existing watershed. The project will try to keep as many of the existing trees on-site as possible.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Gail Oranchak, AICP
Principal Planner


Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: September 20, 2013

RE: Haslett Road Rezoning

A petition was submitted on August 20, 2013 requesting the Township to initiate the rezoning of eight (8) properties from PO (Professional and Office) to the residential zoning classification of RB (Single Family-High Density). The subject properties are located between Babbitt Street and Cade Street. Two (2) of the properties are located on the south side of Haslett Road, at 1443 and 1449 Haslett Road. The remaining six (6) properties are located on the north side of Haslett Road as follows; 1404, 1408, 1416, 1422, 1434, and 1438 Haslett Road. The petition was signed by each property owner.

Zoning

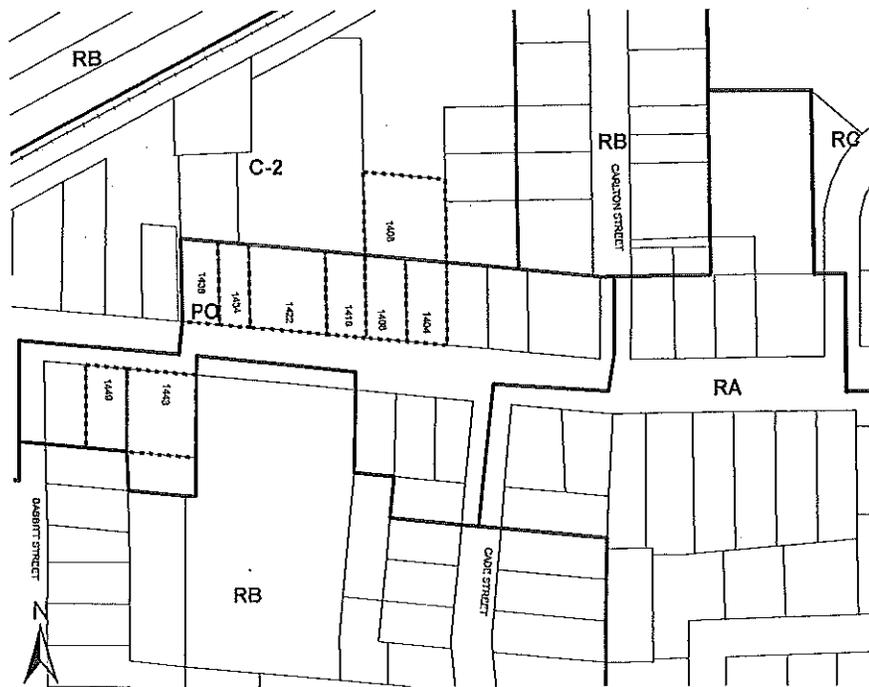
The properties are part of the Supervisor's Plat of Haslett, created in 1922. The plat contains the properties located north and south of Haslett Road, beginning at the Grand Trunk Railroad and stretching east to just past Cade Street.

The subject properties are currently zoned PO (Professional and Office), with the exception of 1408 Haslett Road which has a combination zoning of C-2 and PO. The property at 1408 Haslett Road is comprised of Lot 52 (where the house is located) which is zoned PO, and Lot 50 and 51 which are located north of Lot 52 and are zoned C-2 (Commercial). The property owner is requesting the entire property be rezoned from PO and C-2 to RB.

The 2005 Master Plan designates the six (6) subject properties on the north side of Haslett Road as Commercial and the two (2) subject properties on the south side of Haslett Road as Office.

Based on file information the properties have been zoned PO since 1960. Staff is unsure when the properties transitioned from residential zoning (1948 zoning map) to office zoning as shown on the 1960 zoning map. PO district standards include minimum 5,000 square foot lots (or 0.11 acres) and minimum 50 foot lot widths. Each of the subject properties meets the PO standards. The northern portion of 1408 Haslett Road, zoned C-2, is land-locked and does not meet the standards of C-2 district standards which requires a minimum 100 feet of frontage along a street.

ZONING MAP



Staff Analysis

According to Township records, the construction date for each house is as follows: 1404 Haslett Road (1912); 1408 Haslett Road (1901); 1416 Haslett Road (1904); 1422 Haslett Road (1906); 1434 Haslett Road (1914); 1438 Haslett Road (1904); 1443 Haslett Road (1920); and 1449 Haslett Road (1942). The properties have been residential in nature since the houses were constructed. Information is not available to explain why the zoning for the subject properties changed from residential (1948) to office (1960) however staff assumes there was an assumption the office district would expand along both sides of Haslett Road and the existing single-family houses would eventually be replaced with office buildings and office uses.

The current property owners intend to maintain the residential use however PO zoning does not permit residential uses; therefore the existing residential use is considered nonconforming.

Section 86-619 addresses nonconforming uses of structures and land.

Section 86-619(1) states, *No existing structure devoted to a nonconforming use may be enlarged, extended, constructed, reconstructed, moved, or structurally altered unless the use of the structure is changed to a use permitted in the district in which it is located.*

**Haslett Road Rezoning
Planning Commission (9/20/13)
Page 3**

Other restrictions are outlined in Section 86-619 regarding alterations to existing structures devoted to a nonconforming use, or a structure and land in combination devoted to a nonconforming use. Alterations to a building devoted in whole or part to any nonconforming use are limited as outlined in Section 86-620. If the structure or structure and land in combination are devoted to a nonconforming use, variances cannot be granted by the Zoning Board of Appeals as this would be deemed a use variance.

Each property would become a conforming use if the property was rezoned from PO to RB.

Planning Commission Options

The following motion has been provided.

Motion to initiate rezoning of the following properties from the current zoning to RB (Single Family-High Density): 1404, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road.

Attachment

1. Petition from property owners dated August 20, 2013

20 August 2013

Meridian Township Planning Commission,

We, the undersigned, are requesting that Meridian Township initiates the rezoning of our properties located on Haslett Road, Haslett, Michigan from Professional and Office to RB residential.

Many of these homes were built in the early 1900's and have been used as residences since then. The properties were re-zoned in 1970 to Professional Office with the expectation that the town of Haslett would develop eastward. That did not occur, and all of these properties have continued to be residences since that time.

We appreciate your attention regarding this matter. If you wish to contact us concerning this change, we have each given our name, property identification number, address, and phone number, and signed this request.

Beatrice Otis
Mary Lee Miller

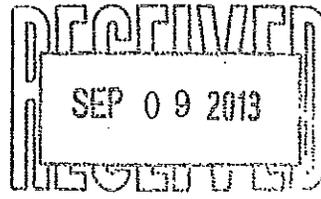
Beatrice Otis
Mary Lee Miller

Ray Holman
Kathi J. Hardin

Ray Holman
Kathi J. Hardin

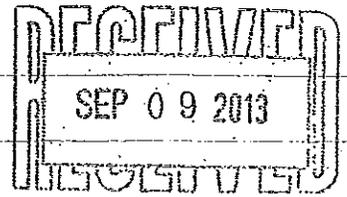
Nathan Chase
Esther D. Topper
Ben Dilday

Nathan Chase * see pg 2
Esther D. Topper attachment #6
Ben Dilday



2 attachments

Properties Identification



1. 33-02-02-11-302-010

1408 Haslett Rd. Haslett, Michigan

(517) 339-8609

Beatrice E. Otis

Beatrice Otis

2. 33-02-02-11-302-021

1404 Haslett Rd. Haslett, Michigan

(517) 339-8609

Beatrice E. Otis

Beatrice Otis

3. 33-02-02-11-302-020

1416 Haslett Rd.

PH: 339-2373

MaryLee Miller

MaryLee Miller

4. 33-02-02-11-302-041

1422 Haslett Rd

Haslett, MI 48840

517-393-3339-7933

(cell) 517-974-1700

Ray Holman

Ray Holman

5)

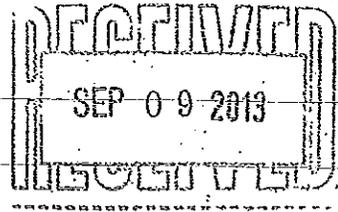
1434 Haslett Rd

Haslett, MI 48840

517 402-1258

Kathie Harden

Kathi Harden



6. § 33-02-02-11-302-016

1433 Haslett Rd

Ph 517-896-0854

Nathan Chase

Nathan Chase

Nathan Chase

7. 33-02-02-11-304-003

1443 Haslett Rd

Haslett, Mich

48840

517-339-8768

Esther D. Topper

Esther D. Topper

8. 33-02-02-11-304-002

144a Haslett Rd.

Haslett Mi. 48840

517-256-3414

Ben Dilday

Ben Dilday

~~9. 33-02-02-11-304-002~~

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission



Gail Oranchak, AICP
Principal Planner

DATE: September 19, 2013

RE: 2005 Master Plan Goals and Objectives

The Meridian Township Economic Development Corporation (EDC) has reviewed the Goals and Objectives and provided the attached comments for the Planning Commission's consideration.

At the September 9, 2103 meeting, the Planning Commission discussed the Township Board's revisions to the 2005 Master Plan Goals and Objectives. A motion was passed requesting staff prepare a clean copy of the document for approval at the September 23 meeting. The clean copy is attached as well as an updated version of the Goals and Objectives with strike-outs and capitals. The following motion is provided to approve the document as received and transmit it to the Township Board for authorization to distribute for comments to surrounding communities and agencies.

MOTION

I MOVE to approve the revised 2005 Master Plan Goals and Objectives and transmit them to the Township for authorization to distribute to surrounding communities and appropriate agencies as required by the Michigan Planning Enabling Act, Public Act 33 of 2008.

Attachments

1. Recommended changes from the Economic Development Corporation
2. Master Plan Goals and Objectives – Clean copy of Township Board revisions
3. Master Plan Goals and Objectives – Edited copy of Township Board revisions

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Associate Planner

DATE: September 20, 2013

RE: Recommended changes to proposed Master Plan goals and objectives

The Meridian Township Economic Development Corporation (EDC), during a special meeting held on September 19, 2013, reviewed the proposed Master Plan goals, objectives, and strategies. The following outlines edits and additions recommended by the EDC. The EDC would also like to include a reference to the Farmers' Market where appropriate.

Township Board edits are shown in CAPS, EDC recommendations are shown in **bold** (with the exception of headings).

GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES

Objective A: Upgrade commercial areas.

Strategies:

1. ~~Update the Grand River Corridor Study by incorporating data from the Capital Area Transportation Authority's (CATA) Transportation Study.~~ **PARTICIPATE IN REGIONAL EFFORTS TO REDEVELOP THE GRAND RIVER CORRIDOR. Incorporate and participate in regional efforts to redevelop the Grand River corridor.**
2. ~~Conduct a study of the Haslett Road commercial area identifying strategies to maintain its traditional character through preservation, renovation and redevelopment where appropriate. In the course of the study, address traffic and parking conditions and non-conforming mixed use issues.~~ **IDENTIFY STRATEGIES TO MAINTAIN THE HASLETT ROAD COMMERCIAL AREA'S TRADITIONAL CHARACTER. Identify strategies to improve and enhance the Haslett Road commercial area.**
3. ~~Encourage implementation of the Okemos DDA Integrated Plan.~~ **ENCOURAGE REDEVELOPMENT OF THE DOWNTOWN OKEMOS AREA USING THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) INTEGRATED PLAN AS A GUIDE.**
4. ~~Update the 2004 Newton Area Study to acknowledge approved land uses and evaluate opportunities for walkable urban design.~~ **EVALUATE OPPORTUNITIES FOR WALKABLE URBAN DESIGN. Adopt strategies for walkable urban design.**

5. ~~Encourage the use of the commercial planned unit development ordinance (C-PUD) for redevelopment of older commercial area.~~ **COOPERATE WITH REGIONAL PARTNERS AND OTHER ENTITIES TO PARTICIPATE IN STUDIES.**
6. ~~Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.~~ **Encourage quality architecture that enhances the environment through innovative design and landscaping.**
7. ~~Identify specific areas where the "form-based code" technique may be appropriately applied and make recommendations based on the results of the study.~~

Objective B: Develop the Township's commercial core into a viable and vibrant district.

Strategies:

1. ~~Initiate a study of alternative design schemes to promote walkable urbanism.~~ **CONDUCT AND/OR PARTICIPATE IN STUDIES WHERE APPROPRIATE. The EDC recommends removing this strategy.**
2. ~~Conduct a market study to determine the viability of walkable urban land uses, such as upper floor rental apartments in the commercial core.~~ **EXPLORE THE VIABILITY OF UPPER FLOOR RESIDENCES IN THE COMMERCIAL CORE.**
3. ~~Conduct a visioning/charrette process to engage the public in deciding the direction for development in the commercial core.~~ **CONTINUE TO ENGAGE THE PUBLIC IN DECIDING THE DIRECTION FOR DEVELOPMENT IN THE COMMERCIAL CORE. Engage Township boards and commissions in determining the direction for development and redevelopment in the commercial core.**
4. ~~Explore options for~~ **Initiate** public-private partnerships to revitalize the Township's commercial core.
5. ~~Develop the Township's center into a vibrant mixed-use district through the addition of planned or committed office and residential land uses in and adjacent to the core area.~~

Objective C: ~~Improve the attractiveness of the Township's entrances and transportation corridors.~~

Strategies:

1. ~~Investigate~~ **Seek** grant-based funding opportunities to improve landscaping along major thoroughfares.
2. ~~Create a series of well-designed and attractively landscaped entrances along the main roads entering the community.~~
3. **Promote opportunities for public art.**

The following are all new goals recommended by the EDC to add to the goals, objectives, and strategies of the Master Plan. The intent is not to delete any existing goals but to renumber the existing goals (four through seven).

GOAL 4: ATTRACT NEW BUSINESS AND RETAIN EXISTING BUSINESSES

Objective A: Maintain an active department dedicated to economic development.

Strategies:

1. Maintain staff dedicated to economic development and business attraction and retention.
2. Provide the training necessary for the department to be successful.
3. Contract with private entities as needed to support economic and business development.
4. Establish performance metrics to measure success.
5. Communicate with and utilize the resources of the EDC, MABA, and DDA to encourage economic development.

Objective B: Provide the tools and resources necessary for business attraction and retention.

Strategies:

1. Provide businesses with the information necessary to make an investment in the community.
2. Provide businesses with a point of contact to walk them through the process of investing in the Township.
3. Provide pertinent information to businesses of the benefits to an investment in the Township (i.e. schools, parks, etc.).
4. Support the Meridian Asset Resource Center (MARC) and other regional resource organizations.

Objective C: Implement strategies to adopt results from recent Grand River corridor visioning project.

Strategies:

1. Create a Township economic development plan for the corridor to ensure development and redevelopment readiness.
2. Publicize and provide easy access of corridor findings to community at large.
3. Create a pipeline of grant ready projects.

GOAL 5: CREATE AND MARKET AN EFFECTIVE TOWNSHIP BRAND

Objective A: Harmonize and market existing Township branding efforts.

Strategies:

1. Coordinate efforts of the entities currently engaged in developing a Township brand.
2. Streamline implementation of a consistent message for Township branding.

Objective B: Partner with a private sector organization to develop a Township brand.

Strategies:

1. Create a workgroup to develop and market a Township brand.
2. Utilize the Township brand to promote the benefits of living and working in the Township.
3. Utilize the Township brand as an economic development tool.

GOAL 6: DEVELOP A SYSTEM OF METRICS TO GAUGE TOWNSHIP PERFORMANCE

Objective A: Identify, track, and review metrics.

Strategies:

1. Share and promote metrics.
2. Partner with EDC to create and publish annual report.

GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them.

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS

Objective A: Maintain a community of desirable, attractive residential neighborhoods.

Strategies:

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

Strategies:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS

Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.

Strategies:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.

Objective B: Conserve wetlands, floodplains, and other water retention areas.

Strategies:

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.

Strategies:

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

Objective D: Protect groundwater recharge areas in the Township.

Strategies:

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

Objective E: Preserve greenbelts, open spaced and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.

Objective F. Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to maximize the amount of land left in a natural state as common open space to encourage developers and builders

GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES

Objective A: Upgrade commercial areas.

Strategies:

1. Participate in regional efforts to redevelop the Grand River corridor.
2. Identify strategies to maintain the Haslett Road commercial area's traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design.
5. Cooperate with regional partners and other entities to participate in studies.
6. Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.
7. Identify specific areas where the form-based code technique may be appropriately applied and make recommendations based on the results of the study.

Objective B: Develop the Township's commercial core into a viable and vibrant district.

Strategies:

1. Conduct and/or participate in studies where appropriate.
2. Explore the viability of upper floor residences in the commercial core.
3. Continue to engage the public in deciding the direction for development in the commercial core.
4. Explore options for public-private partnerships to revitalize the Township's commercial core.
5. Develop the Township's center into a vibrant mixed use district, through the addition of planned or committed office and residential land uses in and adjacent to the core area.

Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.

Strategies:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create a series of well-designed and attractively landscaped entrances along the main roads entering into the community.

GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM

Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

Strategies:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of all physical abilities and socio-economic characteristics.

Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

Strategies:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Township Board, Park Commission and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. To provide resources necessary to maintain and develop a diverse parks and recreation system that:
 - a. Proves a high quality of life for our community residents.
 - b. Provides necessary support for maintenance and operation of these amenities.

GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES

Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.

Strategies:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

Objective B: Maintain police, fire, and ambulance service to all areas of the community.

Objective C: Maintain quality library service for the community.

Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.

Strategies:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.

GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK

Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.

Strategies:

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.

2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

Objective B: Maintain local roads.

Strategies:

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

Objective C: Develop a Complete Streets policy for all users of Township roads.

Strategies:

1. Define a vision for a Complete Streets program.
2. Review current policies to identify inconsistencies and impediments to implementing a complete streets policy.
3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
5. Share the Township's vision and work with transportation and road authorities.

Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.

Strategies:

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, reserves, Greenspace Plan, neighborhoods, and other destinations.

Objective E: Encourage the use of public transportation.

Strategies:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

Strategies:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES

Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices

Strategies:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for redevelopment that emphasizes infill development, building reuse and/or deconstruction.
7. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
8. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
9. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.

Objective B: Develop Township policies to balance and manage growth.

Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.

Strategies:

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.

Strategies:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

Objective E: Encourage development in Meridian Township that leads to sustainable land use.

Strategies:

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

Objective F: Prepare and implement a redevelopment strategy

Strategies:

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.
3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

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GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them. ~~While recommended by the Planning Commission, many of these goals and objectives can be achieved by action of the Meridian Township Board of Trustees and other Township bodies.~~

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS

Objective A: Maintain a community of desirable, attractive residential neighborhoods.

Strategies:

- ~~1. Enforce all Township Ordinances and all applicable codes as mandated by the State of Michigan.—~~
2. 1. Prevent inconsistent uses from encroaching into residential areas.
3. 2. Continue to support the designation and preservation of historic neighborhoods and residences.
4. 3. Consider designating the Towar neighborhood as a special land use area and adopt zoning specific to its needs. DESIGNATE APPROPRIATE NEIGHBORHOODS AS SPECIAL LAND USE AREAS AND ADOPT ZONING SPECIFIC TO THEIR NEEDS.
5. 4. Encourage CLUSTER DEVELOPMENTS, mixed use and other compact residential choices closer to shopping, public transit and other services.

6. 5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

Strategies:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage subdivision RESIDENTIAL design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS

Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.

Strategies:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where

appropriate.

6. Consider ~~developing~~ DEVELOP a tree preservation ordinance to protect significant mature trees.

Objective B: Conserve wetlands, floodplains, and other water retention areas.

Strategies:

1. Identify all wetlands, floodplains, and other water retention areas.
2. ~~Continue to enforce the Wetlands Ordinance.~~
3. 2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
4. 3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
5. 4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.
6. ~~Continue to enforce ordinances restricting storm water runoff into wetlands to prevent siltation and erosion.~~

Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.

Strategies:

1. Continue to use the Greenspace Plan as a ~~reference~~ GUIDE for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

Objective D: Protect groundwater recharge areas in the Township.

Strategies:

1. ~~Continue to develop local policies in support of regional efforts to identify all important groundwater recharge areas.~~ SUPPORT REGIONAL EFFORTS TO PROTECT GROUNDWATER RECHARGE AREAS.
2. ~~Encourage the development of programs~~ CONTINUE to educate citizens about the importance of protecting groundwater recharge areas.

- ~~3. Develop a set of public policies to protect the important groundwater recharge areas through zoning and other appropriate land management techniques. USE ZONING AND OTHER APPROPRIATE LAND MANAGEMENT TECHNIQUES TO PROTECT IMPORTANT GROUNDWATER RECHARGE AREAS.~~

OBJECTIVE E. PRESERVE GREENBELTS, OPEN SPACES AND NATURAL AREAS AND CREATE PATHWAYS BY ENCOURAGING THE USE OF PLANNED UNIT DEVELOPMENT OR OTHER SUITABLE ZONING STRATEGIES FOR NEW RESIDENTIAL DEVELOPMENTS.

OBJECTIVE F. WORK WITH THE PARK COMMISSION, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND SCHOOL DISTRICTS, WHERE APPROPRIATE, TO ENCOURAGE DEVELOPERS AND BUILDERS TO MAXIMIZE THE AMOUNT OF LAND LEFT IN A NATURAL STATE AS COMMON OPEN SPACE.

GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES

Objective A: Upgrade commercial areas.

Strategies:

- ~~1. Update the Grand River Corridor Study by incorporating data from the Capital Area Transportation Authority's (CATA) Transportation Study. PARTICIPATE IN REGIONAL EFFORTS TO REDEVELOP THE GRAND RIVER CORRIDOR.~~
- ~~2. Conduct a study of the Haslett Road commercial area identifying strategies to maintain its traditional character through preservation, renovation and redevelopment where appropriate. In the course of the study, address traffic and parking conditions and non-conforming mixed use issues. IDENTIFY STRATEGIES TO MAINTAIN THE HASLETT ROAD COMMERCIAL AREA'S TRADITIONAL CHARACTER.~~
- ~~3. Prepare implementation plans from recommendations in the CATA Transportation Study, Grand River Corridor Study update, and the Haslett Road Commercial Area study.~~
3. Encourage implementation of the Okemos DDA Integrated Plan. ENCOURAGE REDEVELOPMENT OF THE DOWNTOWN OKEMOS AREA USING THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) INTEGRATED PLAN AS A GUIDE.
- ~~5. 4. Update the 2004 Newton Area Study to acknowledge approved land uses and evaluate opportunities for walkable urban design. EVALUATE OPPORTUNITIES FOR WALKABLE URBAN DESIGN.~~
- ~~6. 5. Encourage the use of the commercial planned unit development ordinance (C-PUD) for redevelopment of older commercial areas. COOPERATE WITH REGIONAL PARTNERS AND OTHER ENTITIES TO PARTICIPATE IN STUDIES.~~
- ~~7. 6. Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.~~
- ~~8. 7. Identify specific areas where the form-based code technique may be~~

appropriately applied and make recommendations based on the results of the study.

Objective B: Develop the Township's commercial core into a viable and vibrant district.

Strategies:

1. ~~Initiate a study of alternative design schemes to promote walkable urbanism.~~ CONDUCT AND/OR PARTICIPATE IN STUDIES WHERE APPROPRIATE.
2. ~~Conduct a market study to determine the viability of walkable urban land uses, such as upper floor rental apartments in the commercial core.~~ EXPLORE THE VIABILITY OF UPPER FLOOR RESIDENCES IN THE COMMERCIAL CORE.
3. ~~Conduct a visioning/charrette process~~ CONTINUE to engage the public in deciding the direction for development in the commercial core.
4. Explore options for public-private partnerships to revitalize the Township's commercial core.
5. Develop the Township's center into a vibrant mixed use district, through the addition of planned or committed office and residential land uses in and adjacent to the core area.

Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.

Strategies:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create a series of well-designed and attractively landscaped entrances along the main roads entering into the community.

GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM

Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

Strategies:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. ~~Support the Park Commission's efforts to link the Harris Nature Center with the Pedestrian-Bicycle Pathway system.~~ SUPPORT PEDESTRIAN/BICYCLE PATHWAY LINKAGES TO PARKS AND RECREATION FACILITIES.
4. PROVIDE ACCESSIBLE FACILITIES AND LEISURE OPPORTUNITIES FOR PERSONS OF ALL PHYSICAL ABILITIES AND SOCIO-ECONOMIC CHARACTERISTICS.

Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

Strategies:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation improvement to meet identified DEVELOPMENT needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Land Preservation Advisory Board and Park Commission to maximize the potential benefits of open space and natural areas TOWNSHIP BOARD, PARK COMMISSION AND LAND PRESERVATION ADVISORY BOARD TO MAXIMIZE THE POTENTIAL BENEFITS AND ENHANCE STEWARDSHIP OF OPEN SPACE, NATURAL AREAS AND PARK LANDS..
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. TO PROVIDE RESOURCES NECESSARY TO MAINTAIN AND DEVELOP A DIVERSE PARKS AND RECREATION SYSTEM THAT:
 - A. PROVIDES A HIGH QUALITY OF LIFE FOR OUR COMMUNITY RESIDENTS.
 - B. PROVIDES NECESSARY SUPPORT FOR MAINTENANCE AND OPERATION OF THESE AMENITIES.

GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES

Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.

Strategies:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.

5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

Objective B: Maintain police, fire, and ambulance service to all areas of the community.

Strategy:

~~Provide support for new fire stations or other public safety buildings, via the Capital Improvements Program.~~

Objective C: Maintain quality library service for the community.

Strategy:

~~Provide support for new library facilities based on need via the Capital Improvements Program.~~

Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.

Strategies:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies in efforts to consolidate such services as libraries, schools, fire, police, public water and public sewer.

GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK

Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.

Strategies:

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

Objective B: Maintain local roads.

Strategies:

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

Objective C: Develop a Complete Streets policy for all users of Township roads.

Strategies:

1. Define a vision for a Complete Streets program as authorized by the Michigan Planning Enabling Act and appropriate to Meridian Township in collaboration with Township citizens and all other stakeholders.
2. Review current policies and procedures for compliance with this vision TO IDENTIFY INCONSISTENCIES AND IMPEDIMENTS TO IMPLEMENTING A COMPLETE STREETS POLICY.
3. ~~Identify inconsistencies in current policies and impediments to implementing a Complete Streets policy.~~
4. 3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
5. 4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
6. 5. Share the Township's vision and work with the Ingham County Road Commission (ICRC), Capital Area Transportation Authority (CATA) and other agencies WITH TRANSPORTATION AND ROAD AUTHORITIES.

Objective D: ~~Improve pedestrian and bicycle transit in the Township~~ EXPAND AND IMPROVE THE PEDESTRIAN/BICYCLE PATHWAY PLAN.

Strategies:

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. COORDINATE THE PEDESTRIAN/BICYCLE PLAN WITH PARKS, SCHOOLS, PRESERVES, GREENSPACE PLAN, NEIGHBORHOODS, AND

OTHER DESTINATIONS.

Objective E: Encourage the use of public transportation

Strategies:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

Strategies:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan through ~~continued participation in the Transportation Review Committee of the Tri-County Regional Planning Commission.~~
2. Advocate and promote the Township's needs and interests in transportation improvements with the ~~Ingham County Road Commission, Michigan Department of Transportation, Tri-County Regional Planning Commission, Capital Area Transportation Authority, and Michigan/Grand River Avenue Transportation Study~~ TRANSPORTATION AND ROAD AUTHORITIES.

GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES

Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices.

Strategies:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. ~~Improve energy efficiency of Township facilities with cost-effective improvements.~~
3. ~~Give preferences to higher efficiency vehicles when purchasing Township fleet vehicles.~~
4. 2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
5. ~~Encourage street design to support efficient flow of traffic for all users (in conformance with Complete Streets) in a safe environment.~~

- ~~6.~~ 3. Evaluate and implement, if economically and technologically feasible, the purchase of renewable energy and the installation of electric vehicle charging stations for Township facilities; and encourage similar facilities elsewhere in the Township. ENCOURAGE ELECTRIC CAR CHARGING STATIONS..
- ~~7.~~ 4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township subject to compliance with State law.
- ~~8.~~ 5. Establish ordinances providing incentives for redevelopment that emphasizes infill development, building reuse and/or deconstruction.
- ~~9.~~ 6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
- ~~10.~~ 7. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
8. EXPLORE INCENTIVES FOR NEW OR REDEVELOPED PROJECTS TO BE LEED CERTIFIED OR EQUIVALENT.

Objective B: Develop Township policies to balance and manage growth.

Strategies:

- ~~1.~~ Periodically update and implement the Master Plan.
- ~~2.~~ Update the Zoning Ordinance and Land Division Ordinance to reflect the policies in the Master Plan.

Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.

Strategies:

- ~~1.~~ Continue to develop zoning standards and Township policies which maintain the Township's open spaces, natural features, and rural areas.
- ~~2.~~ Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.

Strategies:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

Objective E: Encourage growth DEVELOPMENT in Meridian Township that leads to sustainable land use.

Strategies:

1. ~~Involve Township residents, neighborhood associations, urban planners, attorneys and other experts in land use planning, law and policy to study new techniques for the control and management of growth. ENGAGE ALL STAKEHOLDERS TO STUDY NEW TECHNIQUES FOR THE CONTROL AND MANAGEMENT OF DEVELOPMENT.~~
2. Review the legality and suitability of these techniques for Meridian Township.

OBJECTIVE F: PREPARE AND IMPLEMENT A REDEVELOPMENT STRATEGY

STRATEGIES:

1. ~~Update the zoning ordinance to facilitate redevelopment by eliminating inflexible or obsolete zoning regulations encouraging desirable types of development. ELIMINATE INFLEXIBLE OR OBSOLETE ZONING REGULATIONS.~~
2. Identify priority redevelopment sites, which may be parcels, neighborhoods and/or districts, and show them on the Future Land Use Map.
 - a. Expand public participation by identifying interested or affected stakeholders including those not normally at the visioning table.
 - b. Recruit community officials to actively participate.
 - c. Investigate proactive information sharing practices.
3. ~~Establish a problem statement and goals for each priority site.~~
4. ~~3. Establish a 2-5 year timeline that identifies leadership and outreach, economic development and planning and zoning benchmarks for each site. EXPAND PUBLIC PARTICIPATION.~~
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

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