

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 8, 2012**

APPROVED

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

PRESENT: Commissioners Cordill, Goodale, Hildebrandt, Jackson, Scales, Scott-Craig
ABSENT: Chair Deits, Commissioners Honicky, Norkin
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

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

2. Approval of agenda

Commissioner Goodale moved to approve the agenda. Seconded by Commissioner Scales.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of August 27, 2012 and the Work Session Meeting Minutes of September 10, 2012 and September 24, 2012. Seconded by Commissioner Goodale.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Vice-Chair Jackson opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed the difference between the Planning Commission and Board versions of the boundary of the urban services management district.

Vice-Chair Jackson closed public remarks.

5. Communications

- A. Therese Hercher, 1908 Danbury E., Okemos; RE: MUPUD #12024 (Douglas J)
- B. Mike McDonald, 5616 Wood Valley Drive, Haslett; RE: SUP #12071 and WUP #12-06 (Ingham County Department of Transportation and Roads), Van Atta Bridge Replacement

6. Public hearings (None)

7. Unfinished Business

- A. Commission Review #12053 (Planning Commission), 2005 Master Plan Amendment
Principal Planner Oranchak summarized the 2005 Master Plan Amendment as outlined in staff memorandum dated October 4, 2012.

Commissioner Cordill moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian hereby adopts the Master Plan amendments to Chapter 2, Goal 5 and Goal 7; Chapter 8 Infrastructure; Chapter 10

Future Land Use; and Chapter 11 Infrastructure dated October, 2012, including a new Urban Services District Map and an amendment to the Future Land Use Map. Seconded by Commissioner Scales.

Planning Commission discussion:

- Proper procedure was followed during the process
- Resolution represents the Planning Commission's recommendation to the Board
- Previous changes to the boundary by the Board
- Concern with the significant change in Chapter 11: Exemption to the Urban Services District
- Maps depict the boundary as approved by the Board
- Planning Commission mandate is to plan for the Township over the next 20 years
- Events which transpired on this issue after the Planning Commission map was sent to the Township Board was reckless and fiscally irresponsible
- Concern the proposed language in the Implementation Chapter allows for two different set of "rules" for how the urban services district boundary can change
- Exemption language in the Implementation Chapter contravenes what the Planning Commission is attempting to do by placing the urban services district boundary in the Master Plan
- Exemption language in the Implementation Chapter is contrary to staged growth and smart growth techniques
- Need for Planning Commission acknowledgment of a previous agreement with the developer of the Georgetown subdivision

Commissioner Scales moved to table this item until the next Planning Commission meeting. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 4-2 (Goodale, Hildebrandt)

8. Other Business (None)

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

Commissioner Scott-Craig reported his attendance at the Michigan Department of Transportation (MDOT) meeting on the Grand River Avenue road repair held at the Hannah Community Center. He added that, among other improvements scheduled to commence next spring, MDOT will be constructing eight foot wide sidewalks on both sides of Grand River Avenue.

Commissioner Goodale reported the Wardcliff Neighborhood Association held a candidates meeting. He expressed appreciation for the turnout from the neighborhood's residents.

10. New applications (None)

- A. Special Use Permit #12-68081 (Studio C), request to install changing message signs on three sides of the building addressed as 1999 Central Park Drive

11. Site plans received

- A. Site Plan Review #12-06 (Loeks Theatre Inc.), renovation of the former AMC Outer 6 theater building addressed as 1999 Central Park Drive
- B. Site Plan Review #12-07 (Trilogy Heath Facility), construct a 91-bed assisted living and skilled nursing facility on the east side of Central Park Drive

12. Site plans approved

- A. Site Plan Review #12-06 (Loeks Theatre Inc.), renovation of the former AMC Outer 6 theater building addressed as 1999 Central Park Drive

13. Public remarks

Vice-Chair Jackson opened public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, clarified that even though the urban services district boundary is drawn such that it does not include the Georgetown payback district, a mechanism exists for residents within the payback district to petition for a boundary change. He indicated the current sewer system within the Township is not adequately being maintained and expanding the system would not be advisable. Mr. Bowlby expressed concern with Board inclusion of the subdivisions in the southern portion of the Township and along Shoemith Road. He spoke to receipt/approval of Lodges of East Lansing Phase II.

Vice Chair Jackson closed public remarks.

14. Adjournment

Vice-Chair adjourned the regular meeting at 7:40 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary