

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**WORK SESSION and REGULAR MEETING**

**NOVEMBER 21, 2016**

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

**Work Session Meeting**

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
  - A. Master Plan Update
4. Public Remarks
5. Adjournment

**NOTE: The work session may be recessed and reconvened after the regular meeting**

**Regular Meeting**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. November 14, 2016 Work Session Meeting
4. Public remarks
5. Communications
  - A. Jennifer Louagie RE: Rezoning #16060
  - B. Chester Lewis RE: Rezoning #16060
  - C. Ryan Henry RE: Rezoning #16060
  - D. Anne Hirschel RE: Rezoning #16060
  - E. Dr. Karen Renner RE: Rezoning #16060
  - F. Howard Majors RE: Rezoning #16060
  - G. Bill and Chris Triola RE: Rezoning #16060
  - H. Larry and Jane Schneider RE: Rezoning #16060
  - I. Donna Rose RE: Rezoning #16060
  - J. Dr. Karen Renner RE: Rezoning #16060
  - K. Jim Bartow RE: Rezoning #16060

## Planning Commission Agenda

November 21, 2016

Page 2

- L. Chester Lewis RE: Rezoning #16060
  - M. Allison Parker RE: Rezoning #16060
  - N. Rex Foster RE: Rezoning #16060
6. Public Hearings
- A. Special Use Permit #16101 (Gillett), install outdoor barbeque smoker at 1754 Central Park Drive.
7. Unfinished Business
- A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - B. Zoning Amendment #16050 (Planning Commission), amend Section 86-435 and Chapter 38, Article IV, Division 3 of the Code of Ordinances to add instructional centers and outdoor seating as uses permitted in the Industrial (I) zoning district.
8. Other Business
- A. 2017 meeting schedule
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
- A. New Applications
    - 1. Commercial Planned Unit Development #16014 (Saroki), construct gasoline station at 1619 Haslett Road.
    - 2. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.
    - 3. Wetland Use Permit #16-06 (Stockwell), discharge stormwater runoff to regulated wetland at 1560 Grand River Avenue.
  - B. Update of Ongoing Projects
    - 1. Site Plans Received
      - a. Site Plan Review 16-15 (Okemos Pointe, LLC), construct phase one of mixed use planned unit development located northwest of Jolly Oak Road.
    - 2. Site Plans Approved - NONE
10. Public Remarks
11. Adjournment

**Post Script:** Ken Lane

**Planning Commission Agenda**

**November 21, 2016**

**Page 3**

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).

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**WORK SESSION and REGULAR MEETING**

**DECEMBER 12, 2016**

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

**Work Session Meeting**

1. Master Plan Update

**Regular Meeting**

1. Public Hearings
  - A. Wetland Use Permit #16-06 (Stockwell), discharge stormwater runoff to regulated wetland at 1560 Grand River Avenue.
  - B. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.
2. Unfinished Business
  - A. Rezoning #16060 (Summer Park Realty), rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - B. Special Use Permit #16091 (Stockwell Development Co., LLC), construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
  - C. Special Use Permit #16101 (Gillett), install outdoor barbeque smoker at 1754 Central Park Drive.
3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
WORK SESSION MINUTES**

**DRAFT**

**November 14, 2016**

**5151 Marsh Road, Okemos, MI 48864-1198  
Town Hall Room, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Honicky, Ianni, Van Coevering, and Opsommer  
ABSENT: Commissioners Tenaglia, DeGroff, and Lane  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

**Chair Scott-Craig called the work session meeting to order at approximately 6:05 P.M.**

**2. Approval of agenda**

**Commissioner Honicky moved approval of the agenda. Seconded by Commissioner Ianni.**

Voice vote. Motion carried unanimously

**3. Discussion:**

**A. Master Plan Update**

- Staff presented the revised Future Land Use Map (FLUM) highlighting changes that have been made
- Planning Commissioner expressed support for the FLUM changes
- Review of Master Plan Chapter 3
- Chapter 3, Page 3.2. The first line was changed to read, "This chapter proposes a future Transportation Plan that maintains the existing functional classifications designations, as well as adopting by reference, the Township Pedestrian/Bicycle Pathway Plan."
- On Page 3.3, "Park millage" was changed to Pedestrian/Bicycle Pathway millage
- Staff will provide information about the use of grants to construct and/or maintain pedestrian/bicycle pathways referred to in paragraph 2 on Page 3.3
- Update the Pedestrian/Bicycle Pathway millage rate in the callout box on P. 3.3
- Page 3.4 under the heading "Road Diets," Revise fourth sentence to read, "with two lanes in each direction" to with one lane in each direction."
- Page 3.5, under the heading "Grid Retrofits," replace "northwest" with "northeast" in the second to last line under "Okemos Mixed Use Core Area"
- On Page 3.5, revise the last line on the page by deleting "so customers can park once."
- On Page 3.15, provide an explanation of the last chart on the page
- Comments were made regarding the White House's Housing Development Toolkit and possible changes to the draft Master Plan were suggested.

**4. Public remarks**

- **Leonard Provencher, 5824 Buena Parkway**, commented on the FLUM designation for properties south of the CN railroad and east of Carlton Street.
- **Bill McConnell, 4376 Manitou** commented on the use of Institutional symbols on the FLUM,

**5. Adjournment**

Chair Scott-Craig adjourned the regular meeting at approximately 6:55 P.M.

Respectfully Submitted,

Gail Oranchak  
Principal Planner

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Gail Oranchak, AICP

DATE: November 17, 2016

RE: Master Plan Chapters

As requested at recent meetings, text revisions to Chapters 1 and 3 are attached. Pages with pictures and maps have not been included.

**Attachments**

1. Draft Master Plan Chapters 1 and 3

G:\Planning\Master Plan Update\11-17-16 DRAFT Chapters 1 and 3

*Land-use decisions have a fundamental impact on the character and quality of life in the Township. In 1950, the Township was largely rural and agricultural. The population of 9,000 was concentrated in two small settlements, Okemos and Haslett, and along Grand River Avenue. Today, the 2014 American Community Survey (Census) 5-year population estimate is 40,635, up from 39,688 in the year 2010.*

## Township Overview

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Meridian Township residents have long been concerned about maintaining the quality of their community, particularly the quality of residential life, the rich and diverse natural environment, and the quality of the schools and other public services. This Plan is intended to protect and preserve those qualities on which residents place such great value.

The Master Plan, as the official land use policy document of the Meridian Township Board of Trustees and Planning Commission, establishes a cohesive decision-making strategy for the community. The Plan provides a statement of the Township's plans and policies for future development and redevelopment.

The Plan considers the social, economic and environmental conditions that currently prevail. It promotes development and redevelopment consistent with community goals, and tries to anticipate future demands for facilities and services. Additionally, the Plan allows the Township to make decisions, spend funds, and assess programs and services in an informed and rational manner.

This Master Plan has roots in a long-standing devotion by Meridian Township to high quality land use and community planning. The Township's planning and zoning program was initiated in 1948, when the Township adopted its first zoning ordinance. The 1948 zoning ordinance was superseded by ordinances adopted in 1960, and 1963. The Township's first Comprehensive Development Plan was adopted in 1970, and a major revision to the 1963 zoning ordinance occurred in 1972. The future land use map was revised in 1974, and in 1987 and 1993 both the text and map were updated. Between 1993 and today, the text and map were amended many times to reflect changing conditions and policies thus keeping the Plan up-to-date. The zoning ordinance has also been amended during these years to keep pace. A re-codification took place in 2002. The last Master Plan update was completed in 2005.

The central goal for these past several decades has been to maintain and improve the quality of life for Township residents. This goal continues as the fundamental theme in the Master Plan of 2016.

*Meridian Township has a long tradition of engaging in thoughtful planning for the future development of the community.*

## Legal Basis for a Master Plan

The Michigan Planning Enabling Act of 2008, as amended expressly authorizes local units of government to engage in planning and zoning. For communities to engage in planning, a Planning Commission must be appointed. The Michigan Planning Act requires the Planning Commission, "Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions." The Township Board of Meridian Township has asserted the right to approve the Master Plan and has been an active participant in the Township's Master Planning processes with the Planning Commission since 2005.

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The 2016 Meridian Township Master Plan presents the Township's vision for the future. It serves as a policy guide for the community, and will inform the decisions of Township officials and administrators, governmental agencies, organizations and private individuals. It is designed to provide a flexible roadmap for future development and to ensure that new growth is consistent with the Township's goals.



This 2016 Master Plan is long range in that it examines past trends and envisions development possibilities for the next five to 20 years. This allows the Township to plan ahead and anticipate future needs. One of the most important functions of the Plan is to provide a solid foundation for future land use decisions. The recommendations presented in the text and shown graphically on the maps will provide a legal basis for zoning and other land use controls utilized by the Township.

This Master Plan has roots in a long-standing history in Meridian Township of concern for high quality land use and community planning. The township's planning and zoning program was initiated in 1948, when the Township adopted its first zoning ordinance. The 1948 zoning ordinance was superseded by ordinances adopted in 1960 and 1963. The Township first Comprehensive Development Plan was adopted in 1970, and a major revision to the 1963 zoning ordinance occurred in 1972. The future land use map was revised in 1974, and in 1987 and 1993 both the text and maps were updated. Between 1993 and today, the text and map were amended many times to reflect changing conditions and policies thus keeping the Plan up-to-date. The zoning ordinance has also been amended during these years to keep pace. A re-codification took place in 2002. The latest Master Plan update was completed in 2005.

*The Master Plan is divided into five chapters: 1) Action Plan, 2) Future Land Use, 3) Future Transportation, 4) Community Profile, and 5) Attachments.*

## Organization of the Master Plan

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### 1 | Action Plan

The first chapter of this Plan is the goals and objectives that answers the question, "Where do we want to be?" This chapter includes strategic actions organized around the Township's goals. For the first time, the Townships Master Plan now includes Metrics, Measures, Benchmarks, and Targets so that Township Administration, Planning Commission and the Township Board can assess how incremental activities, like site development, contribute to the implementation of the Master Plan. A Project Evaluation Form was developed to assess how Township activities align with the Township's Goals and Objectives.

### 2 | Future Land Use

The second chapter of this Plan outlines the course for future land use and regulation in Meridian Township and answers the question, "How should we grow?" Chapter 2 describes desired development patterns, areas for preservation, areas desired for new development, and suggested patterns and standards for new developments.

### 3 | Future Transportation

The third chapter of this Plan answers the question, "How do we get there?" Chapter 3 describes the recommendations for the Township's transportation system and its interface with the design of public space. Recommendations for the Township's Pedestrian and Bicycle Pathways, Vehicle System, and Public Transit Connections are introduced in this Chapter.

### 4 | Community Settings

The fourth chapter of this Plan is the inventory and analysis that answers the question, "Where are we today?" This part provides an inventory of the demographic profile, population, and analysis of the key places that make up Meridian Township. Maps describing Community Features, Existing Land Uses, and Natural Features are included in this Chapter.

## Goals, Objectives and Strategies

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The Planning Commission established a detailed set of goals, objectives, and strategies to guide the formulation of specific policy decisions. The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

*The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provides the foundation upon which subsequent policy decisions in this Plan rests.*

- 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.

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- Goal 7: Promote efficient and sustainable growth principles.**

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## GOALS AND OBJECTIVES

# 1 Preserve and Strengthen Residential Neighborhoods

**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.

**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.

## GOALS AND OBJECTIVES

# 2 Preserve Open Space and Natural Areas

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

#### **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.

#### **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.

#### **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.

#### **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.**

## 3

## GOALS AND OBJECTIVES

## Enhance the Viability of Township Businesses

### A Upgrade commercial areas.

**STRATEGIES:**

1. Participate in regional efforts to redevelop the Grand River corridor, such as the Grand River Corridor Improvement Authority, and incorporate results where appropriate.
2. Improve and enhance the Haslett Road commercial area while maintaining its 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 in commercial areas, including wayfinding solutions that improve usability.
5. Encourage the use of the commercial planned unit development ordinance.
6. Identify specific areas where the form-based code technique may be appropriately applied.

### B Develop the Township's mixed use core into a viable and vibrant district.

**STRATEGIES:**

1. Explore the viability of upper floor(s) residences in the mixed use core.
2. Continue to engage the public in deciding the direction for development in the mixed use core.
3. Explore options for public-private partnerships to revitalize the Township's mixed use core.

### 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 well-designed entrances along the main roads entering the community.
3. Promote opportunities for public art.

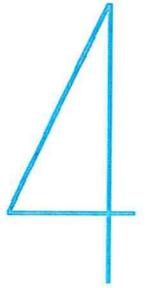
### D Promote economic development.

**STRATEGIES:**

1. Communicate with and utilize the resources of the Economic Development Corporation, Downtown Development Authority, Meridian Area Business Association, and Meridian Asset Resource Center to encourage economic development.
2. Provide businesses with the information necessary to invest in the community.
3. Continue to adopt Township ordinances and zoning practices to facilitate efficient decision-making and to incorporate greater flexibility where appropriate.

## GOALS AND OBJECTIVES

## Maintain and Expand a Diverse Park System



- 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 various physical and socio-economic capabilities.
5. Develop a Wayfinding Program to support park and trail connectivity and improve usability while implementing the Township Brand strategy.

- 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. Provide resources to maintain and develop a diverse parks and recreation system to deliver a high quality of life for our community residents and necessary support for maintenance and operation of these amenities.

# 5

## GOALS AND OBJECTIVES

### Maintain Essential Public Services

- 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.

- B** Maintain police, fire, and ambulance service to all areas of the community.

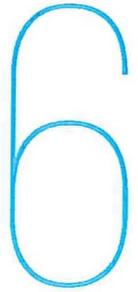
- C** Maintain quality library service for the community.

- 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.

- E** Promote cooperation between adjoining communities, school districts, and appropriate agencies.



## GOALS AND OBJECTIVES

## Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network

- 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.

- 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.

- C Support the Township's Complete Streets Ordinance.**

**STRATEGIES:**

1. Share the Township's vision and work with transportation and road authorities.
2. Review current policies to identify inconsistencies and impediments to implementing the Complete Streets ordinance.
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.

- 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, preserves, Greenspace Plan, neighborhoods, and

other destinations.

**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.

**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.

GOALS AND OBJECTIVES

## Promote efficient and sustainable growth practices

**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 development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
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 Greenspace Plan.
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.
9. Work with developers to consider alternative energy in site plan and construction of new development.
10. Encourage the use of alternative energy throughout the Township and develop a coordinated, integrated vision to incorporate renewable energy into the energy mix.

11. Consider developing a Sustainability Plan that would include energy efficiency, renewable energy, water and waste management and public education. Use this framework for the future to illustrate a commitment to being a “green” community, maintaining a healthy ecosystem and reducing the Township’s carbon footprint.

**B Develop Township policies to balance and manage growth.**

**STRATEGIES:**

1. Integrate information technology including geographic information systems to facilitate continuous improvement of the Master Plan.
2. Use the Self-Assessment of Sustainability Toolkit as a guide to evaluate growth in the Township.

**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.

**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.

**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.

**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.

# Zoning Plan

The land use classifications on the map and the corresponding descriptions of those classifications forms the basis for evaluation of future land use and the corresponding development associated with that use. The Master Plan provides general land use allocations while the Zoning Map has precise boundaries and permitted uses adopted as law.

A Zoning Plan is required by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan prepared under that act shall serve as the basis for the community's Zoning Plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The Zoning Plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act).

The following table presents the Meridian Township Zoning districts that apply to each of this Plan's Future Land Use designations. Where new regulations are recommended to implement the Master Plan, the "new district" or "district revisions" descriptions have also been added to the table.

**Table 1. Future Land Use and Zoning Map Correlation**

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV, District Revisions
R2 Residential	RRA, RAAA, RAA, RA, District Revisions
R3 Residential	RA, RB, RX, District Revisions
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD,
Business/Technology	PO, RP, I, District Revisions
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD,
Mixed Use Core	C-PUD, PUD, MUPUD, New District
Institutional	All Districts
Parks and Open Space	All Districts

Source: McKenna Associates 2016

Not all of the Master Plan's future land use categories will match up with the current location or regulations of the Zoning District to which they most closely correspond. Zoning Ordinance text amendments, map amendments or new Zoning Districts will be necessary to implement the Future Land Use Plan. The key revisions of the Zoning Ordinance are discussed below.

*The Zoning Ordinance is the major tool available to local government to implement the land use mapping element of the Master Plan. The Meridian Township Future Land Use Map indicates residential growth areas of different densities and provides locations for commercial and industrial uses.*

## Recommendations for Revisions to the Zoning Ordinance and Map

In order to meet the goals of this plan, the following revisions to the Zoning Ordinance and Map are recommended:

- A new Zoning District that incorporates form-based regulations should be created for the Mixed Use Core area.
- The Commercial Districts, C-1, C-2, and C-3, should be simplified and consolidated.
- The nine One-Family Residential Districts should be simplified and consolidated.
- The four Multiple-Family Residential Districts should be simplified and consolidated.
- Regulatory standards for inclusionary zoning of affordable housing and accessory dwelling units in the One-Family and Multiple Family Residential Districts should be pursued per the recommendations of the Future Land Use Plan.
- Regulatory standards for the preservation of land outside the Urban Service Boundary should be established.
- The three PUD districts should be simplified and consolidated.

*The future transportation plan sets forth recommendations for the development of public right-of-way in a manner consistent with and supportive of recommendations for future land use.*

## Future Transportation

This Chapter proposes a Future Transportation Plan that maintains the existing functional classification designations, as well as adopting by reference, the Township Pedestrian / Bicycle Pathway Plan and the Capitol Corridor: A Vision for Michigan Avenue / Grand River Plan.

Future Transportation Plan recommendations focus on pathways, crossing improvements, gateway creation, and creating complete streets with pedestrian, bus transit, and bicycle facilities. The network is designed to establish easy to navigate connections for people to walk, bike, drive, and take transit in their neighborhoods and around the Township.

Existing transportation corridors, including roads, streets, highways, and railroads, offer residents an automotive-centric transportation network. Future emphasis will incorporate pedestrian, bicycle and public transit options.



## Pedestrian / Bicycle Pathways

The Township has an extensive network of pedestrian/bicycle pathways. These trails and pathways are largely funded through the Pedestrian/Bicycle Pathway Millage and are maintained by the Township's Parks and Grounds Maintenance staff.

Not all pathway segments are constructed with millage funds. Federal grants or matching funds programs have been awarded for specific projects such as the pedestrian/bicycle bridge over the Grand Trunk Railroad on Marsh Road and conversion of a portion of the old interurban line from Burcham Drive to Okemos Road. Since 1975, the Township has required, by ordinance, that developers construct pedestrian/bicycle pathways along the street frontage of new developments where the Plan indicates a future pathway.

### Mode Accommodation

Improvements to the pedestrian and bicycle pathway network in Meridian Township with new connections to employment and shopping destinations will support residents' health and wellness. With bicycle network improvements more Township residents will be able to make safe, short trips to parks, schools, and even downtown entertainment and shopping, all without getting in the car.

The pathway plan currently focuses on off-street shared use pathways and on-street paved shoulders for connections. Looking forward, Meridian Township should work to identify streets that can be formalized with on-street bike lanes and marked shared lanes. Non-motorized facilities should be designed to meet current recommended design practices of the American Association of State Highway Transportation Officials (AASHTO) or the National Association of City Transportation Officials (NACTO).

### Shared Use Paths and Trails

Shared use paths and trails are paved concrete or asphalt paths wide enough to accommodate both pedestrians and bicyclists. They are typically a minimum of 10 feet wide with two (2) feet of clearance on either side of the path. Shared use paths offer cyclists a safe place to bike off-street when there is no space for a bike lane, or it is unsafe to bike on the street.

### Bike Lanes and Paved Shoulders

Bike lanes create a dedicated space for cyclists on a roadway. They are appropriate on streets with moderate to heavy traffic. Bike lanes are indicated by on-street markings, which can be supplemented with signage. Bike lanes reinforce proper roadway etiquette, raise the visibility of bicyclists, and help both bicyclists and drivers behave

*Pedestrian/bicycle pathways are a means of transportation for which the township has taken a lead role in system development. The Township has its own pathway construction and maintenance program, funded by a .33 mill tax approved by voters in 1974 under Michigan Public Act 35 of 1966. Voters have renewed this dedicated millage several times since 1974.*



*Shared Use Path*

*Bike Lane**Sharrow**Pedestrian Crossing*

predictably when sharing road space. For safe cycling, bike lanes should be four (4) feet to six (6) feet wide. Buffered bike lanes and protected bike lanes can be designed to provide additional separation from vehicle traffic for on-street cyclists.

### Marked Shared Lanes or Sharrows

Marked shared lanes use a double chevron and bicycle marking, or “sharrow,” in a lane intended for the joint use of motorized and bicycle traffic. Chevron symbols direct bicyclists to ride in the safest location within the lane, outside of the door zone of parked cars and areas where debris is likely to collect. Generally, marked shared lanes are a low-cost treatment suitable for lightly traveled collector and arterial roads.

### Improved Pedestrian Crossings

Improved and frequent pedestrian crossings are recommended to support safety, comfort, speed, and convenience of walking trips. Pedestrian crossings also serve bicyclists.

### Road Diets

A road diet is recommended for consideration along Lake Lansing Road between Hagadorn Road and Marsh Road and Haslett Road between Okemos Road and Marsh Road. A lane reduction can be used to accommodate bikeways and improve the safety of all potential users. The most recent traffic counts for Lake Lansing Road are approximately 10,015 cars per day and for Haslett Road are approximately 13,650 cars per day. Currently, these streets have four-lane profiles with two travel lanes for through traffic in each direction, that go into sections of roadway with one lane in each direction. A four-lane profile can increase the potential for rear-end crashes and left-turn crashes from drivers attempting to maneuver behind or around turning traffic. A road diet feasibility study should be conducted that includes recommended best practices of the Federal Highway Administration (FHWA), including the following components:

- A safety analysis of crash frequency, multimodal crossings, and driveway access
- Complete streets design considerations including land use, community context, public support, and mode accommodation
- An operations analysis of turning frequency, speed, signal timing, and comparative trip delay
- Cost, alternative routing, and parking considerations

### Complete Streets

Complete Streets are designed and operated to improve safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a Complete Street.

In 2012, the Township adopted a Complete Streets Ordinance. The Complete Streets Ordinance demonstrates that elected officials and decision makers are dedicated to providing multimodal access to all residents. Creating the Ordinance required the coordination and input of multiple jurisdictions, including the Ingham County Road Department, as well as the dedication of the Township administration and officials.

## MDOT University Region Non-Motorized Plan

Finalized in 2015, the Michigan Department of Transportation created a plan focusing on pedestrian and bicycle pathways throughout Michigan. Meridian Township was a part of the University Region in this study, which inventoried existing dedicated and shared use pathways available to non-motorized transportation users from the Lansing area to the southern Michigan state border. This plan also identified strategies that communities should consider when updating policy documents which may encourage alternative modes of transportation.

### Grid Retrofits

Currently, there are some limitations in the intersection density of the street grid in the Okemos, Haslett, and Carriage Hills area that could impede their development as walkable centers, as discussed in the Future Land Use Chapter. A desirable standard block length for walkability and vehicle circulation in a downtown area is 300 feet to 600 feet.

With new development, it may be possible to retrofit the street grid to create more pedestrian scale block lengths and improve network connections. The Pedestrian / Bicycle Pathway Map shows a few key retrofits to the network to eliminate the mega-blocks and create walkable urban centers.

- **Okemos Mixed Use Core Area:**

- » New public street system to link the Meijer site and Grand River Avenue bus service into the Okemos hamlet. Additionally, a new street link to address the existing grid deficiencies in the northeast quadrant of Hamilton Road and Okemos Road

- **Haslett Mixed Use Core Area:**

- » New public streets system to link into existing streets on the southwest corner of Haslett Road and Marsh Road

- **Carriage Hills Mixed Use Core Area:**

- » New public streets system to link into existing streets on the northwest corner of Lake Lansing Road and Hagadorn Road

New connections should be two-way streets with target vehicle speeds of 15 mph to 20 mph and 16 to 22 feet total vehicle travel way. On-street parking, shared biking and pedestrian access should be required.

Currently, every site in these districts manage their own parking, with limited on-street parking, shared parking, or cross site access. Adding new streets will provide circulation and access to new on-street parking, shared private parking, and new public parking areas.



*Parking Concerns*

## Public Transit

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The Capitol Corridor Plan envisioned streetscape reorganization and beautification, improved environments for bikes and pedestrians, mixed use street-oriented buildings, and transit. The Township played a key role in this plan, as the Grand River Avenue / Marsh Road intersection was identified as a location for improved bus stops, with significant upgrades to the surrounding built environment.

Meridian Township supports efforts to improve public transportation along Grand River Avenue and in other areas of the Township. This plan, including the Mixed Use Core land use designation and the corresponding development vision for the Okemos hamlet, Meijer site, and Meridian Mall, envisions continued planning efforts to explore expansion of public transit service in the Township.

### Railroads

There are two active railroads which transect the Township. The Canadian National (CN) line runs from the center of the Township's western border to the northeast, exiting near the northeast corner of the Township. The CN line runs directly through downtown Haslett. The other rail, CSX Transportation, runs from the center of the Township's western border to the southeast corner of the Township.

## Vehicle System

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The most recent study of roads in the Township was conducted during preparation of the Tri-County Regional Planning Commission's Regional Transportation Plan 2040 (2015). The Township's 53 miles of primary roads and 150 miles of local roads largely fall in the jurisdictions of the Michigan Department of Transportation (MDOT) and Ingham County Road Commission (ICRC). However, the Township contributes additional funding for improvements to roads classified as Local, including subdivision streets and low-traffic county roads.

*Meridian Township recently collaborated in the Capitol Corridor: A Regional Vision for Michigan Avenue / Grand River, completed in 2014. The Capitol Corridor project was a joint effort between federal, state, and local partners to plan a sustainable future for the Lansing region.*



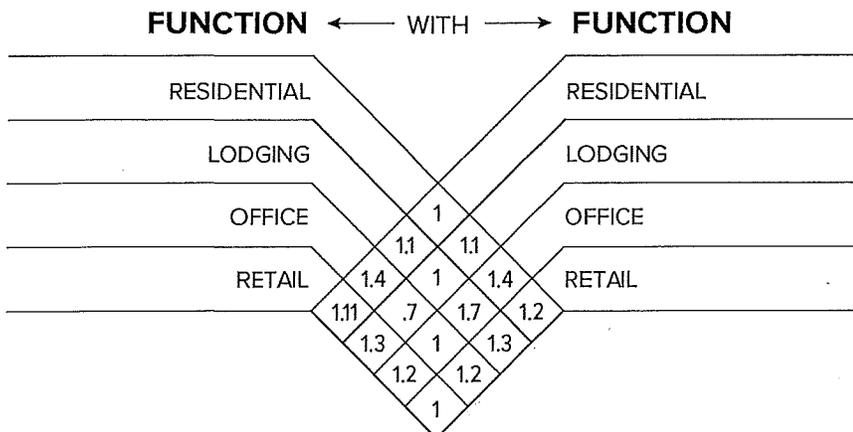
### Access Management

Another way to improve pedestrian, bicycle, and vehicle circulation in the Township is through the application of access management. Access management reduces the number of points of access to the street from adjacent properties. This benefits pedestrians and bicyclists by reducing the number of points along a sidewalk where they may encounter a vehicle, and it benefits vehicles by reducing the number of points for other vehicles to enter the street. Cross access should be required in new developments and the total number of driveways should be reduced as sites are redeveloped. Rear drives and alleys are preferred over frontage roads for cross access when feasible.

### Off-Street Parking

Meridian Township should revise standards to incentivize shared parking for mixed use developments or proximate complementary uses. Many complementary uses have differing parking demand peaks. Shared parking is permitted when the proposed uses within a development have their highest demand for parking at different times of day and / or different days of the week. A straight-forward method for determining shared parking requirements is included in the following tables. The first table provides required parking based upon use. The second table provides a denominator for every combination of those use categories that can be divided into the required parking totals which have been derived from the first table. This methodology reduces the required parking total based upon the sharing of those particular uses.

Building Use / Zone or Land Use	Commercial Designation	Mixed Use Core Designation
Residential	1.5 / dwelling	1.0 / dwelling
Lodging	1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Civic	To be determined	To be determined
Other	To be determined	To be determined



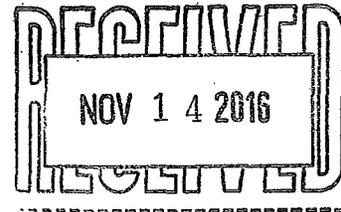
**Peter Menser**

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**From:** Jennifer Louagie <louagiej@hotmail.com>  
**Sent:** Friday, November 11, 2016 10:44 AM  
**To:** Peter Menser  
**Subject:** Opposition to changes allowing Summer Park Realty to rezone approximately 157 acres of Walnut Hills Golf Course

I am writing to express my opposition to the changes in zoning from RR to RAA at 2874 Lake Lansing Road. Our family recently built a home that backs up to the property. The rezoning will have a significant impact on the character, quality, and value not only of our home but of our neighborhood as a whole. More importantly, I am concerned about the safety of the children- my children as well as other children in the neighborhood, and all the children attending the local elementary schools. Years of construction will cause a the dramatic increase in traffic and will be dangerous for them and is not a responsible choice for the Commission to allow. Finally, I believe that the proposed zoning change directly contradicts the comprehensive plan that the Township has in place. I urge you not to yield to the request of a single investor who seeks this zoning change, but rather to vote against the proposal for the good of the entire community.

Thank you,  
Jennifer Louagie  
6118 Skyline Dr.  
East Lansing, MI 48823  
(517) 930-4228



**Peter Menser**

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**From:** Chester Lewis <chet2fran@mac.com>  
**Sent:** Monday, November 14, 2016 10:31 AM  
**To:** Peter Menser  
**Subject:** Walnut Hills Golf Course Rezoning



To: the Meridian Township Planning Commission  
From: Chester W. Lewis, 5944 Patriots Way

Re: Proposed Rezoning of the Walnut Hills Golf Course property

I have lived since 1977 at 5944 Patriots Way in the Heritage Hills neighborhood that is adjacent to Walnut Hills Golf Course.

I ask the Planning Commission to table the requested rezoning of this property until there is a comprehensive planning study of the best use of the property for the benefit of the Township. Rezoning the property now removes much of the leverage that the Township now has on the redevelopment of this privately owned park. Every effort should be made to preserve as much as possible of the site in recreation or open space use that is compatible with the adjacent neighborhoods. At the very least, the rezoning should occur after acceptable redevelopment plans are submitted to the township.

**Peter Menser**

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**From:** Ryan Henry <R.Henry@kincaidhenry.com>  
**Sent:** Monday, November 14, 2016 9:54 AM  
**To:** Mark Kieselbach; Peter Menser; Gail Oranchak; Frank Walsh; Board  
**Cc:** Ryan Henry  
**Subject:** Walnut Hills Rezoning Request

**Importance:** High

Everyone,

I recently purchased a un-developed lot on Skyline Drive that is contiguous to Walnut Hills Golf Course and I plan to build a new home for my family on it. I want to express to you my concern with the rezoning request proposed for Walnut Hills. Meridian Township has spent a large amount of taxpayer dollars in the last decade to create green space in the land surrounding Walnut Hills. At the time, with Walnut already a green space, I am sure it was thought that Walnut would continue as a golf course, which would contribute to the overall green space plan providing for animals and nature seekers.

Times change and development may not be avoidable. However, a rezoning without a committed development plan or PUD puts the cart before the horse. It is important not only for the residents of Skyline, the Greens, and White Hills Lakes to see the plan first, but it is important for Meridian Township so that the impact to the green space surrounding the course can be reviewed and its impact on wildlife and nature seekers measured.

The current zoning limits the number of homes that can be developed which is positive for the surrounding green space and neighbors. The proposal regarding a PUD must require that the zoning is contingent upon the PUD plan. Changing the zoning without any contingencies allows the developer the option of a bait and switch. This will cause great anxiety from the surrounding neighbors.

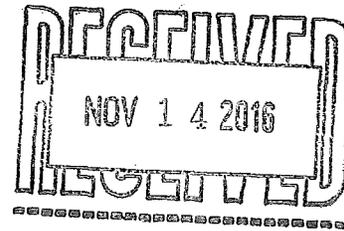
As one of the many residents who's property borders Walnut and as one of the many residents who relied upon the green space plan when purchasing my lot / home, and with the requirement that a PUD maintain 50% undeveloped land, I am hopeful that great consideration will be given to locating a majority of the undeveloped land around the perimeter of the development, which will enhance the surrounding Meridian Township green space, enhance the residents property currently on the course by creating a buffer, and limit the amount of negative reaction this proposal will ultimately receive.

I hope the township will disallow a zoning change unless it is contingent upon a committed PUD and that the residents will have the opportunity to comment on the PUD prior to Meridian Township considering any zoning change.

Thank you for your consideration.

Sincerely,

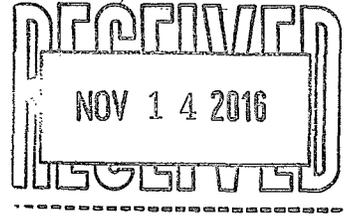
RYAN N. HENRY  
OWNER  
KINCAID HENRY  
934 Clark St.  
Lansing, MI 48906  
517.332.8210 O  
517.896.2552 C



**Peter Menser**

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**From:** Anne Hirschel <alicerichard@comcast.net>  
**Sent:** Monday, November 14, 2016 11:13 AM  
**To:** Peter Menser  
**Subject:** Walnut Hills CC Update



As a local home owner, I strongly oppose the proposed development of the Walnut Hills Country Club.

- 1) Such a rezoning will inevitably diminish quality of life for residents in this area. (see Meridian Township Greenspace Plan.)
- 2) Traffic, pollution and noise will increase to an unacceptable level
- 3) Public Service Costs, will inevitably rise. Rezoning will deny us of healthy environmentally desirable spaces.

This is not only about us but also about the well being of generations to come. Let us not selfishly forget our responsibilities but look towards the future and safely preserve this small corner of the world that we love.

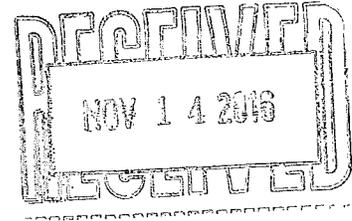
.L. Anne Hirschel, DDS

5990 Highgate  
East Lansing  
MI 48823  
517 333 1748

**Peter Menser**

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**From:** Howard Majors <hemajors@gmail.com>  
**Sent:** Monday, November 14, 2016 1:23 PM  
**To:** Peter Menser  
**Subject:** Rezoning #16060 (Summer Park Realty)



Mr. Peter Menser  
Senior Planner  
Charter Township of Meridian

Dear Peter

My name is Howard Majors. I am the president of the Whitehills Lakes and Whitehills Woods Home Owners Association. Unfortunately, I am unable to attend the Planning Commission meeting tonight. However, I am writing to express my strong opposition the rezoning of Walnut Hills Golf Corse as proposed by Summer Park Realty. Walnut Hills Golf Course has been an important community asset for more than 100 years and it would be shameful to allow Summer Park to come in and tear up the course and recreational facilitates in order to build more homes in an area already saturated, I believe, with the type of low density housing proposed by Summer Park.. Also, my understanding is that there is another party interested in the property for continued use as a golf course consistent with current zoning requirements.

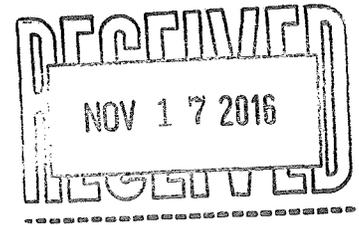
Finally, although I cannot speak for all of the +290 homeowners in Whitehills Lakes and Whitehills Woods, all of the feedback that I have received to date from our homeowners indicates strong resistance to the Summer Park development and the proposed re-zoning. Thank you for taking my position under consideration ahead of the Planning Commission meeting this evening .

Howard Majors  
6310 Island Lake Drive  
East Lansing, MI

**Peter Menser**

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**To:** Frank Walsh; Donna Rose  
**Subject:** RE: Regarding Walnut Hills



> On Nov 17, 2016, at 5:02 PM, Donna Rose <[wild-rose@sbcglobal.net](mailto:wild-rose@sbcglobal.net)> wrote:

>

> Dear Manager Walsh,

>

> Please place this correspondence in the packet for the upcoming Planning Commissioners meeting for this coming week regarding the rezoning of Walnut Hills property. I couldn't find an email address for them on the website.

>

> I am writing to voice my opinions about the rezoning of Walnut Hills from RR to RAA. I live about two blocks from the property to be considered for rezoning. I am concerned about several issues with the rezoning. First, what will prevent the owner from getting the property rezoned and then selling it to another developer with a different vision for the property? He has not put forth a solid plan for this property. Second, the traffic will be increased by about 3000 cars on Lake Lansing Road and Donnelly Elementary School is located almost just across the street and children cross without always going to the signaled intersection at N. Hagadorn. When Costco is built we are expecting to have even more traffic through this area. Third, I believe that Planning Commissioners need to think about properties facing the gulf course and how rezoning for development purposes could affect property values. Finally, I am not certain it is in the Township's best interest to develop every square inch of land. I realize that development increases tax rolls, but I think we need to consider quality of life issues and the well-being of our residents too.

>

> If Commissioners decide to recommend rezoning, please hold this developer accountable for the future of this property by asking to see a concrete plan for its development. I really don't want to see a bait and switch plan.

>

> Sincerely,

> Donna Rose

> 6207 Cobblers Drive

> East Lansing, MI 48823

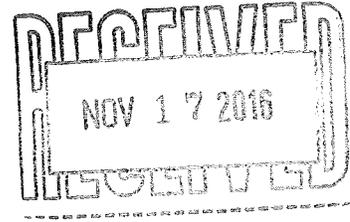
> 517-489-2233

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## Peter Menser

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**From:** Mark Kieselbach  
**Sent:** Thursday, November 17, 2016 10:08 AM  
**To:** Peter Menser  
**Subject:** FW: Walnut Hills Development



**From:** jim bartow [mailto:[jbartow1962@gmail.com](mailto:jbartow1962@gmail.com)]  
**Sent:** Thursday, November 17, 2016 10:07 AM  
**To:** Frank Walsh; Mark Kieselbach  
**Subject:** Walnut Hills Development

I am registering my support for the Steve Shafer development as a resident of the Greens and recent past president.

I am impressed with his positive approach to the neighbors to do whatever it takes to make all of us at ease. The connecting neighborhood walkways, clubhouse access, added trees for buffers, 50 per cent Green space are just some of the positives.

The added tax base will also help the township overall and raise the value of our current homes.

I am not concerned with the gradual addition of traffic expressed by some at Skyline.

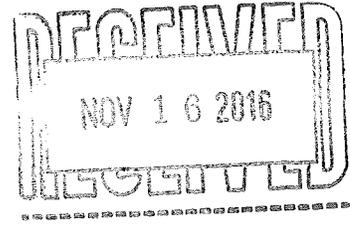
Tnx

Jim Bartow  
6154 WLongview  
East Lansing

**Peter Menser**

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**From:** Chester Lewis <chet2fran@mac.com>  
**Sent:** Wednesday, November 16, 2016 1:37 PM  
**To:** Peter Menser  
**Subject:** Walnut Hills Rezoning



To: the Meridian Township Planning Commission  
From: Chester Lewis, 5944 Patriots Way

A major part of the Walnut Hills property, including the existing clubhouse/restaurant and part of the golf course and other recreation facilities could be retained and re-purposed as part of a Continuing Care Retirement Community. A residential/nursing home addition would have to be made to the clubhouse, but free standing homes would also be part of the CCRC. (See the build-out of Burcham Hills to include free standing residences) This would be consistent with Summer Park Realty's desire to keep the clubhouse and restaurant and to orient at least part of the housing to empty nest households.

Grand Rapids has several nice CRCC's and one of them might be interested in building a campus in East Lansing. MSU might also partner with a CCRC to allow alumni to retire near MSU.

CCRC's try to attract active and healthy adults and a CCRC that has good recreation facilities should be quite attractive. Burcham Hills is the only CCRC in the Lansing area. Compared with Grand Rapids, we are underserved and there should be a good market for an additional CCRC in our community.

Please consider a CCRC in your determination for the best use of this unique and very valuable property.

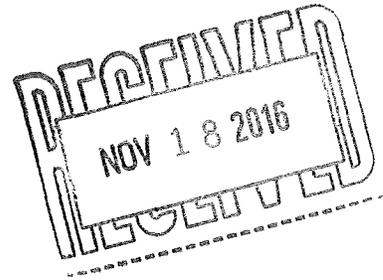
## Peter Menser

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**From:** Allison Parker <aparker@peckham.org>  
**Sent:** Friday, November 18, 2016 10:28 AM  
**To:** Peter Menser  
**Subject:** Walnut Hills Country Club Rezoning

To: Meridian Township Planning Commission

Re: Proposed Land Development- Walnut Hills Country Club



To the Commission:

As I write this to you, I am looking out at Walnut Hills, the last of the maple leaves are falling and a stand of evergreens is bearing witness to another changing of the seasons- as they have done for over 100 years. We purchased our home in 2015, unaware of the controversy concerning the status of Walnut Hills CC. We fell in love with not only our home (6150 Skyline Drive), but the property upon which it sits; it offers privacy as well as amazing views of Walnut Hills. Our home sits upon  $\frac{3}{4}$  of an acre and was designed to maximize views of the course- its rolling hills, wetlands, mature evergreens, deciduous trees and abundant wildlife. It offers us, our neighbors and the township four seasons of Pure Michigan beauty. It is an absolute delight to watch the blue birds visit our yard. Winter offers a pristine wind swept vista that transmutes the stresses of everyday living and working. It is our slice of heaven.

We have four children- twin boys aged 13 and twin girls who will turn 3 in exactly one week. We have significant concerns with regard to the already busy traffic on Lake Lansing Rd., especially as it concerns visibility when turning into or out of the Skyline Hills neighborhood. Paramount to this is access to Donley Elementary; safely crossing at Hagadorn and Lake Lansing; this is the school to which our daughters will attend in a few short years. It is difficult to see, difficult to turn, and traffic does not slow down. I've had a few near misses turning onto Skyline with my turn signal on well in advance- inattentive drivers abound and the situation will not be mitigated in any way by an additional 3000+ car trips in and out of the vicinity (in addition to traffic movement toward Costco).

The issue at hand is the rezoning of the property from RR to RAA. I am truly alarmed at the developer's plan to build a minimum of 353 homes on the site while preserving 50% of the green space; I'm not sure how this is possible. I look at neighborhoods like Hawk Nest and envision the same claustrophobic site usage with houses stacked upon on another. Walnut Hills is not an empty agricultural lot or a property "ripe" for development; it is a historic piece of land belonging to the entire Meridian Twp community. A large housing development will neither enhance nor preserve the profound natural beauty of the Walnut Hills property. This development is contrary to the township Master Plan as well as the goals and visions of the township; neither does it address a need for more housing as asserted by the developer. If housing were a significant concern, there appears to be ample property along Saginaw highway to address this need. But that really isn't the issue, is it? This is about personal profit. Pure and simple.

The bottom line is that the developer surreptitiously purchased the Walnut Hills property for nearly nothing; the "need" for housing, really isn't a need at all. The developer is not a part of this community, nor does he have its interests at heart. He does not have to live here, nor will he deal with any consequences of the development. The developer, in fact, did not answer any of the concerns brought forward by the public at the 11/14/16 Planning Commission meeting. "My goal is to preserve wetlands," is not an answer. It is just a "goal," something that may or may not hold true in the end. We all set goals we may not ultimately meet. Additionally, "I don't anticipate," and "I will try," are not answers. They are not commitments, but rather words that can easily be backtracked based on 'unforeseen' events or

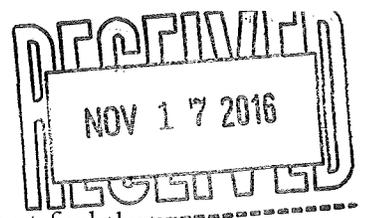
circumstances- manufactured or otherwise. Rezoning to RAA is in all practicality permanent and does not prevent the developer from selling the property at a high profit after-the-fact. He is not bound by any commitment or concern or responsibility. There are parties who wish to purchase the property and maintain it in its current state and intended use. It is shameful that their right to purchase was not honored. Our family desires to join WHCC; however, we have not yet done so as a result on the uncertain status.

I respectfully request that the Commission consider the historic nature and stunning beauty of this invaluable property in Meridian Township. We are all stewards of this land and have a responsibility to the greater community to preserve the legacy of WHCC. Once it is gone, it can never be replaced or recreated. This is an outstanding opportunity to preserve the property—as designed by nature. A series of man-made retention ponds and engineered drainage is a poor substitute and will never function as a true eco-system.

Respectfully,

Allison Parker-Johnson  
6150 Skyline Drive

Your Comments: Peckham is committed to delivering the highest levels of customer service. Your comments help us to reach this goal. If you would like to provide feedback, please email our continuous improvement team at [comments@peckham.org](mailto:comments@peckham.org) . Thank you for the opportunity to serve you better. **CONFIDENTIALITY:** The information contained in this electronic mail message and any attachments is intended only for the use of the individual or entity to whom it is addressed and may contain legally privileged, confidential information or work product. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, or forwarding of this email message is strictly prohibited. If you have received this message in error, please notify [confidentiality@peckham.org](mailto:confidentiality@peckham.org) immediately and delete the original message from your system.



With respect to the zoning request now before the Commission, we do not feel that adequate time, study, or notification of other involved entities such as East Lansing Schools, and nearby township neighbors beyond 300 feet of the proposed zoning change, warrants a any rezoning decision at this time.

To that end, we request that the Township Planning Board delay any decision on rezoning, until January 2017, at a minimum, and complete the following due diligence:

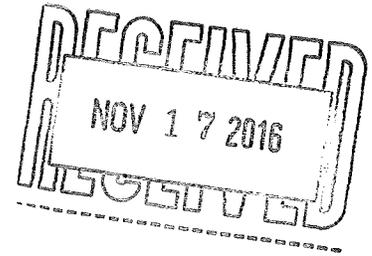
1. **A more current traffic impact study.** The existing traffic assessment is dated 2005. An up-to-date study must be made for an accurate report of current traffic loads on Lake Lansing and Park Lake Roads. The projected impact of the increased traffic load on these roads from a subdivision using current and incoming Costco Warehouse Store with attached tire center and gasoline and diesel fueling facility at 5800 Park Lake Rd. (8/10ths of a mile from proposed subdivision entrance) can then be more accurately assessed. We ask that you create an honest, long range evaluation that also factors in traffic that will be created by this and by future developments on 3 out lots proposed at the Costco site.
2. **A long range environmental impact study.** The property involved has been (and still is) groomed and maintained as a beautiful green space with old -growth trees, natural wetlands and a gently rolling terrain that opens across its northern border to open farmland. It functions as fly-through for migrating birds and natural habitat for animals, as well as a spiritual retreat for area residents whether they golf or not. We ask that you produce a full report of the impact that grading and excavating large portions of this prime and unique land will have in the long run, for a minimum of 5 years out.
3. **A full report of the need for more suburban style housing.** We ask that you make a full report of the number of empty homes and lots in the township and demonstrate the need for denser, auto-dependent housing developments. Previous studies show that we have adequate housing through 2032, and that the rehab and redevelopment of these existing properties is thought to be a priority. The SMART GROWTH principles used in progressive urban planning calls for doing this and for compacting new growth within walking distance of services.
4. **Gather more input from citizens.** Only those within 300' of the property were notified of the request to rezone and the scheduled meeting to discuss this issue. This did not include the clear majority of residents in the area who will be affected, nor did it include the parents and staff at Donley School. Also, the televised broadcast of the first meeting did not function, so concerned residents did not have the opportunity to be informed. Lastly, we ask that any decision to rezone this property be postponed until after the holiday season (January) to allow you time to

make a more informed decision so all interested parties can participate.

5. **Explore whether this is an appropriate case for the Township to exercise its power of eminent domain so that the land can be retained for a public purpose.** Given that the sale of the land has only recently occurred and supposedly occurred at arm's length, the market value of the land per acre is not particularly significant. There may be members of the public who would willingly donate significant sums to insure the acquisition would be affordable to the Township.

Bill & Chris Triola  
6292 Skyline Drive

To: Meridian Township Planning Commission  
Re: Rezoning # 16060



Thank you for the opportunity to comment on the proposed rezoning of the current greenspace, known for almost 100 years as Walnut Hills Country Club.

As 13 year residents of Meridian Charter Township, we remain in total opposition of rezoning request #16060- approximately 157 acres of RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 E. Lake Lansing Road.

Keeping this an open greenspace area, whether it remains a golf course or not, is critical to adhering to the Greenspace Plan adopted by this Township in the document “Meridian Township Greenspace Plan – A Decade Later.”

The beauty and synergy this resource provides to wildlife, plants, and trees extends far beyond its perimeter and into the Township and to its residents at large. We all breathe cleaner air due to the ecosystem created by greenspace.

As stated in the Greenspace Plan, Meridian Township’s vision for greenspace is:

“The greenspace plan will provide a network of greenspaces and non-motorized linkages that will protect and connect values natural and cultural resources, provide linkages to adjacent communities and *improve the quality of life for township residents.*” (Emphasis added.)

Anyone who is familiar with this parcel of land cannot help but notice the prevalence of wildlife, including a wide variety of mammals and birds, and of course the beauty of the majestic trees that breathe life into the entire community. This area serves as a major source of water and food for wildlife from other natural areas as well.

One of the key elements in the Township's greenspace document denotes "Wildlife crossings" as an area of special concern. Many residents of areas around this site, not just those adjacent to the property itself, will attest to the number of wildlife crossings of deer, wild turkey flocks, possum, fox, sand hill cranes, and the many other species of birds that utilize this greenspace to survive. One can only imagine what will happen if yet more of the Township's greenspace is replaced by years of construction of concrete, asphalt and buildings. What the addition of hundreds of people with cars and pets will do to the resources now available is unimaginable and not reversible. Will this not force the wildlife crossings to be across Lake Lansing and Park Lake Roads?

This precious Township resource should be preserved. This resource should remain green.

Thank you,  
Larry and Jane Schneider  
6295 Skyline Drive  
East Lansing, MI 48823  
[ejaneschneider@gmail.com](mailto:ejaneschneider@gmail.com)

November 17, 2016

TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor Plant, Soil and Microbial Sciences

6270 Skyline Drive, East Lansing MI

RE: Walnut Hills Property Development - Rezoning 16060



I would like to thank the Meridian Township Planning Commission for the opportunity to provide input at the November 14 meeting. There were **questions** from Planning Commission members **following the public remarks period that the developer answered that I would like to address.**

- 1) Planned unit development (PUD) ordinances “allow developers flexibility to depart from existing zoning requirements in exchange for fulfilling an established set of planning criteria”. A PUD does not require rezoning. **The developer can submit a PUD and keep the RR zoning currently in place** for the northern portion of the Walnut Hills property. **The developer repeatedly stated to the Planning Commission that he needed rezoning first before he could consider developing his PUD, and I don’t believe this is correct.**
- 2) **Walnut Hills is a unique property; a township was built around the property for over 50 years.** There is **farming to the north; a large township park to the west.** Most homes on Skyline Drive were built 60 years ago; homes sell rapidly because of the street name and existing communities. Whitehills and Heritage Hills are to the south/southwest and Whitehills Lakes is to the east; all are prestigious communities in which to live. These communities are zoned RAA as they were platted and developed with RAA zoning. People purchased lots and built homes knowing the zoning regulations and where the greenspace was going to be in the housing development. **Keeping land zoned RR is not detrimental to the development of Meridian Township; RR co-exists with the zoning to the north and the parks and greenspace throughout this area of Meridian Township.**
- 3) One member of the Planning Commission asked about the lot sizes of current homes on Skyline Drive. The lot size varies but averages 0.4 acres. **The huge concern of property owners on Skyline Drive is the buffer between existing homes and the new development. The current ‘sketch’ provided by the developer shows a road winding around a pond north of the tennis courts and then curving abruptly west to run north-south along the east border of the 14<sup>th</sup> fairway, suggesting a series of homes with their footprint in the middle of the 14<sup>th</sup> fairway, directly abutting the current homes along Skyline Drive. If the development is going to have 50% greenspace, why can’t the developer create a 100-foot or more buffer along the Skyline Drive ‘border’ to allow the 14<sup>th</sup> fairway to remain as a buffer and have new homes and roads built off the eastern edge of the fairway? Could the existing fairway be greenspace? Are there opportunities for the developer to deed a 100+ foot buffer strip over to the Skyline Hills Association to maintain the buffer strip? Can the developer deed a 100+ foot buffer strip to the Nature Conservancy or to Meridian Township to keep a wildlife conservation pathway?** There are considerable options for greenspace along the western border of Walnut Hills that will help protect the 100-year old trees.
- 4) **Where does the purple line shown on the map at the November 14 fit with planned roads and development? Can the purple line be moved?** (I couldn’t find the PowerPoint slide with the ‘purple line’ in the meeting packet.)

- 5) What wetlands will be regulated and what wetlands will not be regulated and subject to regrading? **The developer corrected himself twice when he forgot to use the word 'regulated', suggesting that he may not keep a wetland if not regulated to do so. An engineering survey and classification is needed prior to development and approval of a site use plan by the Board.**
- 6) **There is affordable housing** for workers just outside Meridian Township borders **west of Walnut Hills**, including Carriage Hills East, Castle Pointe Apartments, and Edgewood Village Apartments. Bath Township **to the north** has Hawks Ridge Apartments and Somerset Park Apartments. Lake of the Hills Apartments are to the east on Lake Lansing Road. StoneRidge Apartments are located on Hagadorn Road as well as condominiums to the west (Hagadorn Hills Condominium Association). There are also numerous condominiums off Park Lake Road both to the north and to the south of Lake Lansing Road. **A quick search on Zillow showed over 60 homes/ condominiums in the \$125-\$175K price range for sale within a five-mile radius of the Walnut Hills property.**
- 7) I would like to comment on **truck traffic during construction** of the new development. **The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill.** "A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is." If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. 15,000 x 75 lb/cubic foot = 1.1 million pounds of soil = **562 tons of soil to be removed and then replaced with fill for one moderate sized 1500 square foot home.** This truck traffic will have a **huge impact on Lake Lansing and Park Lake roads** where semi-trucks seldom run. Fewer housing units means fewer tons of earth moved on Lake Lansing and Park Lake roads. **Where will the muck be hauled to and where will the fill come from? Will trucks haul soil down Lake Lansing Road past the William Donley elementary school?** Roads will need to be repaved; **truck traffic** and speed limits during the construction phase will have a **huge impact on the safety** of individuals in Meridian Township, Bath Township and East Lansing. **Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.**

In closing, **most individuals** attending the November 14 meeting are **not opposed to change. Residents want a planned community with a buffer that doesn't jeopardize current property values.** Current property owners have been paying Meridian Township taxes for more than 60 years; their opinion should have strong merit in the discussion. Don't devalue current tax revenue for Meridian Township by placing new homes within 50 feet of existing homes along the western border of the property. **New homeowners want greenspace in their backyards; so do current homeowners.**

Do **not** rezone the property to RAA. **Require a site development plan from the developer that can be viewed and found acceptable by the Planning Commission and current property owners.** Consider having the developer reduce the number of units to keep a park-like setting. Why have dense housing in the center of the property? Would you buy a single residential home on the southern border knowing you have 150 housing units behind you that will drive down your street? **The Walnut Hills development can be unique and bring revenue to Meridian township. Keep the 'line of site' at a distance from current property owners along Skyline Drive that do not have the advantage of a wetland buffer providing desirable greenspace.** Meridian Township has always paid careful attention to planned communities. **Consider the current community and approve a plan that does not devalue Skyline Hills and enhances Meridian Township.**

Hello. My name is Dr. Karen Renner and I am a professor in Plant and Soil Sciences at MSU. I live on the east side of Skyline Drive – my backyard is along the 14<sup>th</sup> fairway.

I thank the Planning Commission for letting me speak to voice concerns expressed by myself and others that live in the community surrounding Walnut Hills. I would like to make the following **key points**.

**Point #1 – I am asking the Planning Commission to NOT change the zoning of the Walnut Hills property.** I ask the commission to **keep zoning of the northern portion of the property as RR- one family rural residential.** This will require development of lots near 1 acre in size with increased setback distances and the design of wide buffer strips to reduce impact to property owners. **RR will allow the Walnut Hills property to remain as more of a park like setting-** even if homes are built.

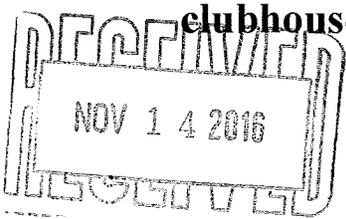
**RR complies with the GREEN SPACE plan on the Meridian Township website.** There is a large park just west of the Walnut Hills property that is designated greenspace. **The Walnut Hills property is also designated green space. Let's keep this unique space as part of the Master and Green Space plans.**

**Leaving zoning as RR would reduce the impact on drainage throughout the site-** a major issue with the slope of the property as discussed by Mr. Lindeman at the meeting on November 7. We do not want the problems that Hawk Hollow has had with their development in Bath Township.

**RR would reduce the impact on the 100 year old trees** that line the western boundary and line the other fairways that run north south through the center of the property.

**RR would reduce the impact on traffic flow** by reducing traffic by 1/3 (based on 1/3 acre versus 0.91 acres) as proposed by the developer.

**There is a current maintenance path that runs north south from the clubhouse tennis courts to the maintenance building on the northern**



**edge of the property. This path, if made a single road, would have minimal 'line of sight' impact on the adjacent property owners.**

**Point #2 – Keeping Walnut Hills property zoned as is will NOT cause undue hardship to the developer.** The property was bought under foreclosure; the developer mentioned at a meeting that the entire property was purchased by the realty company for near \$2 million. A single lot sold on Skyline Drive was over \$70,000. **By purchasing this large acreage at such a bargain – the developer will still make a substantial profit by leaving the zoning codes as is – there is no need to sell 250 lots on this park like, unique property.**

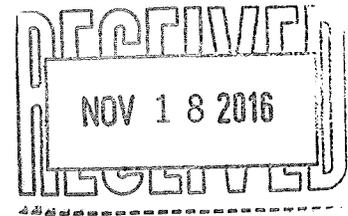
**People interested in building and acquiring a new home in Meridian township do not want their backyard providing a view of 60+ year old homes within 50 feet of their doors.** Meridian Township does not want to have a development that doesn't sell. There are many options for people in the greater Lansing community to build a new home with 'greenspace' out their back doors.

**I urge the Planning Commission to make a sound decision and not change current zoning.**

**I encourage the planning commission to walk the property, view the trees, view the muck soils throughout much of the northern ½ of the property and the drainage and required trucking in of fill that will be involved, and not rezone this prime piece of real estate.**

**Leave the park like setting for individuals to enjoy another 100 years while having revenue return to the township by a carefully planned use of this acreage.**

Rex Foster  
5857 Troyes Rd.  
East Lansing, MI 48823



Mark Kieselbach  
Director of Community Planning and Development  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

**Re: The Proposed Development at Walnut Hills Golf Course**

Dear Mr. Kieselbach and the Meridian Township Planning Commission:

I am contacting you as someone interested in this decision for several reasons: 1) I am a community member and live down the street from Walnut Hills. My wife and I drive by this property every day. 2) I have lived in this community for 10 years, and intend to remain here as both my wife and I own businesses here – one in Okemos and East Lansing. We have one child and look forward to raising her in this community. 3) I have been a member of Walnut Hills Country Club since 2006. My wife's parents have been members of the club since the early 80's and we have intended on our daughter enjoying the club as we have over the years.

When faced with tough decisions it is very easy to get lost in the “noise” that surrounds a tough decision. Look no further than the last presidential election and how quickly people can become extremely divided in their views. Myself, when faced with tough decisions, especially as a financial advisor dealing with clients, I often refer back to something Stephen Covey wrote in his very successful book “The Seven Habits of Highly Successful People” - all deals need to be WIN-WIN for both parties involved in trying to reach a common goal or its NO DEAL at all.

Mr. Schafer, as a developer and entrepreneur, is seeking to develop the Walnut Hills property for maximum profit. How do we know this? Because this is what successful businessman do in a capitalist economy and he would not otherwise be asking for the rezoning of the property in order to build 300+ homes in the \$350,000 to \$800,000 price range. Mr. Schafer being a very successful businessman knows he must meet the board's criteria for rezoning in order to reach his goal of maximum profit for his development. That being said, clearly if Mr. Schafer gets his way and develops the property and sells his homes, he will have met his goal and on his way to his next project to make a profit. I cannot blame Mr. Schafer for wanting to maximize profits since that is what successful businessmen or woman do in capitalism. However, Mr. Schafer is not from this community nor will he live here after his potential development is built.

Meridian Township, as the other party involved, needs to determine if Mr. Schafer's proposal is most beneficial for their community and supports the community in reaching its goals. One thing to keep in mind is that Mr. Schafer can only make a profit on this development if he

puts in enough housing to make it worth it – therefore, if the zoning change is granted, Meridian Township can expect to see a significant increase in residences on the property. In order to determine what goals Meridian Township has as it relates to this potential project, I believe it should reflect on its own vision which is contained in their planning Mandate. There are seven goals in this mandate and the first two goals are to 1. “Preserve and strengthen residential neighborhoods” and 2. “Preserve open space and natural areas”. It appears to me that Goals 3-7 do not apply or present enough of an impact.

As you read through the objectives contained under goals 1 and 2, it is clear that Mr. Schafer’s development does not fit within the vision and mandate the board has for the community. It will certainly not strengthen the surrounding residential neighborhoods by increasing the constant traffic flow. In addition, it will no longer be attractive for the surrounding neighborhoods without a golf course – it is a substantial attraction for people moving into the area and remaining in the area. There is also a long standing history and tradition that Walnut Hills holds within the community. Multiple generations of families have been members. Not to mention that it was the location of the successful LPGA Oldsmobile Classic for several years.

As it relates to Goal 2, removing the golf course will remove the significant open space and natural area that is automatically provided with the golf course.

This is clearly a lose - win situation with the people of Meridian Township on the losing end; especially for the adjacent neighborhoods, and the members of Walnut Hills. The impact on these people is significant and long term. Even further, once the zoning on this property is changed, it is changed forever.

One significant consideration is that there is another willing and able buyer for the property who intends on maintaining it as a golf club. This buyer has shown his commitment to the community and to the club by leasing the property in 2016 and proposed leasing for 2017 from Mr. Schafer with no guarantee of leasing or ownership after 2017.

Finally, this decision for Meridian Township plays a role in a much greater initiative in the Lansing area to 1) encourage new residents to move to area, 2) retain talent in the community, and 3) recharge its economic growth. Local initiatives such as #lovelansing, Capital Comeback, and the many new developments taking place on the Michigan Avenue Corridor play a role. Maintaining this golf course and green space would also play an important role. The community does not need more of the housing that Mr. Schafer is proposing based on my experience of working with families in the area on their finances. They instead need more affordable housing in in price range of 150K to 300K for families. This is also evident in the greater number of homes already for sale in the higher price range that Mr. Schafer is building. Instead we do need things like the golf course and country club membership for attraction on the east side of the community. Young families are attracted to a country club that offers junior golf, swimming, and other family programming and special events.

Thank you for your time and consideration.

Sincerely,



Rex Foster

**Special Use Permit #16101  
(Gillett)  
November 21, 2016**

**APPLICANT:** Matthew Gillett  
837 Fred Street  
Lansing, MI 48911

**REQUESTED ACTION:** Install outdoor barbeque smoker

**ZONING OF  
SUBJECT PARCEL:** CS (Community Service)

**GENERAL LOCATION:** 1754 Central Park Drive

**EXISTING LAND USE  
ON THE PARCEL:** Retail Shopping Center

**ADJACENT AREA  
LAND USE(S):**

N: Pet Smart, Vacant Land  
S: Central Park Drive, MSU Federal  
Credit Union  
E: Times Square Drive, Vacant Land  
W: 30' wide drain easement, Central  
Park Place Shopping Center

**ZONING ON  
ADJOINING PARCELS:**

N: CS (Community Service)  
S: CS (Community Service)  
E: CS (Community Service)  
W: C-2 (Commercial)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: JENNIFER QUINLIVAN  
Jennifer Quinlivan  
Assistant Planner

DATE: November 16, 2016

RE: Special Use Permit #16101 (Gillett), request to install an outdoor barbeque smoker behind a shopping center at 1754 Central Park Drive.

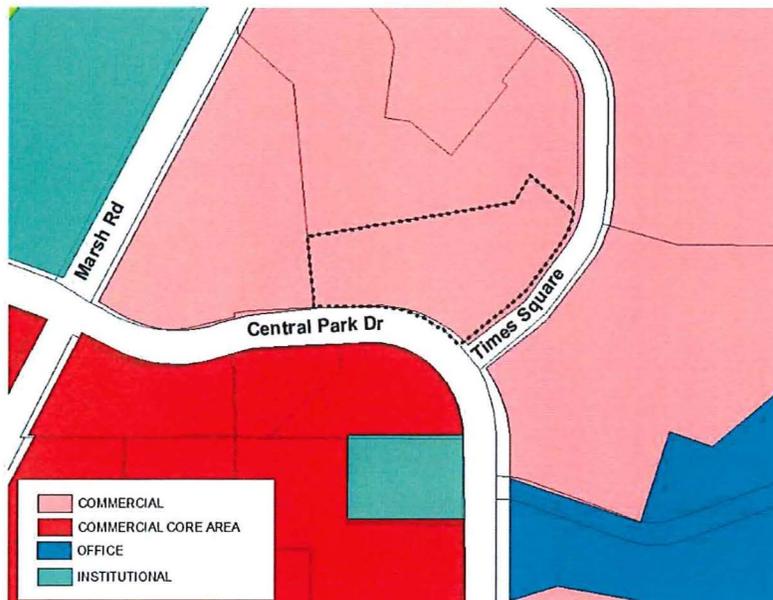
Matthew Gillett is requesting a special use permit to install an outdoor barbeque smoker behind the existing shopping center at 1754 Central Park Drive. 1754 Central Park Drive is developed with an approximate 19,200 square foot multi-tenant retail shopping center on a 3.79 acre site. The site is zoned CS (Community Service). The site was developed in 1996 under Site Plan Review #96-14. Mr. Gillett's company, a Saddleback BBQ restaurant in REO Town in Lansing, serves barbeque produced in an on-site, outdoor smoker. Saddleback BBQ is considering leasing approximately 2,362 square feet in the shopping center at 1754 Central Park Drive. The special use permit request is being considered under Section 86-659(a), Other Special Uses, of the Code of Ordinances.

1754 Central Park Drive is currently occupied by tenants Thai Princess, Cancun Mexican Restaurant, Medical Weight Loss Center, Akagi Sushi Restaurant, Guido's Premium Pizza, Le Taylor and Drycleaner, and Complete Battery Source.

**Master Plan**

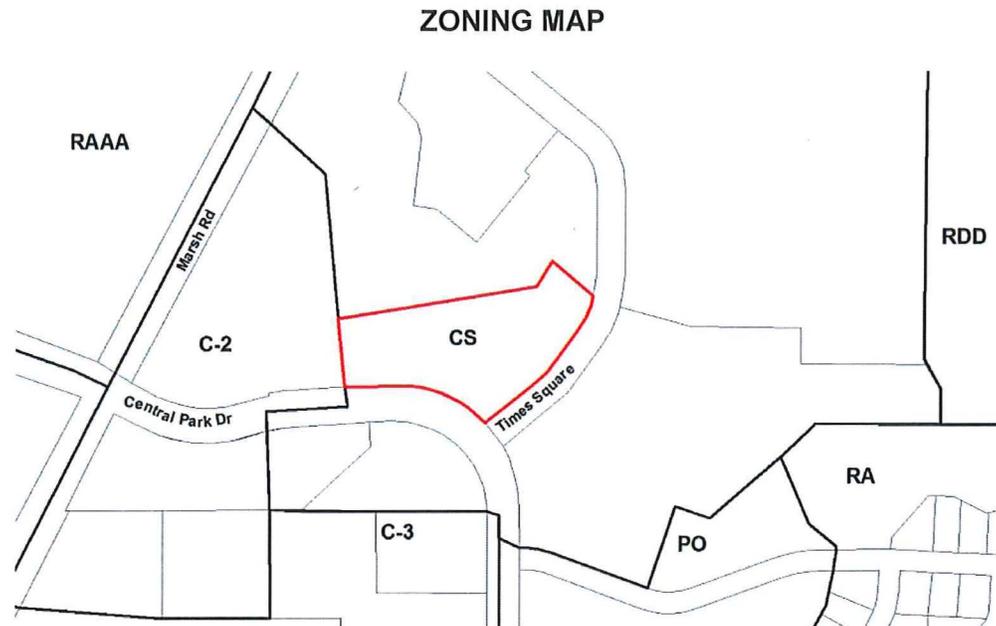
The 2005 Master Plan designates the subject site as Commercial.

**FUTURE LAND USE MAP**



## **Zoning**

1754 Central Park Drive is located in the CS (Community Service) zoning district. Restaurants are permitted by right in the CS zoning district.



## **Physical Features**

The subject property is located on the north side of Central Park Drive, west of Times Square Drive, and east of Marsh Road. The site is developed with an 11,956 square foot retail shopping building and associated parking lot. The Township's Flood Insurance Rate Map (FIRM) indicates the site is not located in or near a floodplain.

## **Streets and Traffic**

Primary access to the building is from two driveways, one off Central Park Drive and one off Times Square Drive. An access driveway circles around the shopping center. A 7-foot wide pedestrian/bicycle pathway is located along the Central Park Drive frontage.

## **Public Utilities**

The Department of Public Works and Engineering confirms municipal water and sanitary sewer currently services the subject property.

## **Staff Analysis**

The applicant has requested to install an outdoor barbeque smoker at 1754 Central Park Drive to produce meat products for a barbeque restaurant. The special use permit request is being considered under Section 86-659(a), Other Special Uses, of the Code of Ordinances. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the special use permit request.

**Special Use Permit #16101 (Gillett)**  
**Planning Commission (11/21/16)**  
**Page 3**

An outdoor barbeque smoker and associated enclosure is proposed for installation in the lawn area north of the shopping center and access drive. A diagram of the smoker and enclosure are attached. The total area for the smoker enclosure measures 24 feet in length and 10 feet in width. The enclosure is constructed of chain-link fencing with a metal roof supported by metal roof posts. A portion of the enclosure will be on a gravel floor, with the barbeque smoker located on a 4-inch thick concrete pad measuring 16 feet in length and 8 feet in width. A table with a hand washing station and wood storage will also be located on the concrete pad within the enclosure.

The outdoor barbeque smoker will run at night to produce meats that will be sold during the restaurant's business hours of 11:00 a.m. to 7:00 p.m. The applicant has indicated the use of the outdoor barbeque smoker is essential to the production of the smoked meats sold by the restaurant. The applicant has noted the project will require some pruning of overhanging branches from the adjacent lawn area to accommodate the smoker.

The Township Fire Department has reviewed the project and raised no objections.

**Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided for a decision at a future meeting.

**Attachments**

1. Special Use Permit application and attachments
2. Letter from NAI Mid-Michigan Property Management dated October 28, 2016
3. Site Plan with barbeque smoker location shown

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**

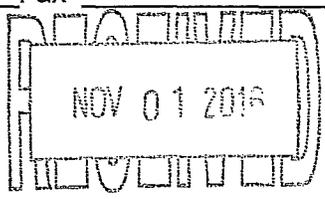
A. Applicant Matthew Gillett  
 Address of Applicant 837 Fred Street Lansing MI 48911  
 Telephone - Work 517-253-7356 Home 269-615-1217 Fax \_\_\_\_\_ Email matthew@  
 Interest in property (circle one): Owner  Tenant  Option  Other  saddlebrook.com  
 (Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 1754 Central Park Dr. Okemos, MI 48864  
 Legal description (please attach if necessary) \_\_\_\_\_  
 Current zoning \_\_\_\_\_  
 Use for which permit is requested / project name \_\_\_\_\_  
 Corresponding ordinance number \_\_\_\_\_

C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_

E. Acreage of all parcels in the project: Gross \_\_\_\_\_ Net \_\_\_\_\_



F. Explain the project and development phases:

G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_

H. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_

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:

J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

Part II

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

**Part III**

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

Yes     No    (Please check one)

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

Matthew A. Gillett  
Signature of Applicant

11/1/16  
Date

Matthew Gillett  
Type/Print Name

Fee: \$ 250

Received by/Date: Peter Menze 11-1-16

Matthew Gillett  
Owner Operator  
Saddleback Barbecue  
269-615-1217

Special Use Permit Application Questions:

Part 1:

F.) Project would be building a platform to house an outdoor Smoker. The Smoker is manufactured by Bubba's Grills in Georgia. This would be the fourth custom commercial smoker we would have built from him. This project and piece of equipment makes our food and brand different from others. It is the foundation of what we do in order to succeed.

The Location of the area we are looking to work with would be at the rear of the building at 1754 Central Park Drive in Okemos. We are looking to use the grassy area right on the other side of the fire lane behind the building. There would be about three feet of brush that would need to be cleaned out and a couple branches would need to be trimmed. Other than that the land stands complete to house this platform. The platform would be created on sturdy ground area with a gravel and clay bed topped off with a 4 inch slab of cement. This would be done to keep the ground firm and level, making it a hard surface for the metal roof posts to stick into. The cement would be for the Health Department's guidelines for having a washable surface on the ground area. It would also make the structure secure so if there were heavy winds it would not fly away.

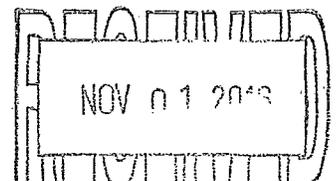
The overhead structure is an all steel structure that is manufactured to cover vehicles to harsh weather. It has a solid frame and roof and is what we currently use to cover our smokers at our flagship location. Underneath would be the smoker and a table with a hand washing station and fire extinguisher which were both asked for by the fire department and health department.

For security purposes there will be a Nest Security camera and flood light installed on the exterior of the building. There will also be a chain link fence surrounding the area so people do not get too close to the smoker without professional supervision.

The designated space will be large enough to store wood as well. This will be stacked and organized nicely so that it is easily cleaned on a consistent schedule.

I.) My business currently operates from 11:00AM-7:00PM at night. We would plan on extending the closing of the business to probably 9pm or 10pm depending on the trends of other local restaurants in the Meridian Township market. We will have both full and part time employees. During the hours of operation we could have as many as 6-8 people on staff depending on volumes. At night when we are cooking most of the meat for the next day we would probably only have 1 person working that shift.

Part 2:



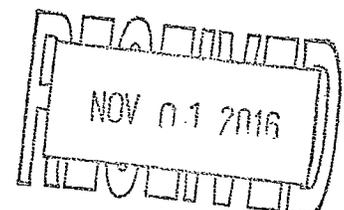
3. Yes, we intend on making this an eye catching part of our business. Keeping it organized and clean is part of our business model. At our current location we have guest always wanting to see the smoker.

4. No, the smoker does produce smoke. That smoke has the scent of a backyard grill. In my experience it is typically a positive reaction over negative. It shouldn't disrupt anything that is currently going on.

5. No, I am confident that this will be an economic gain for the surrounding businesses.

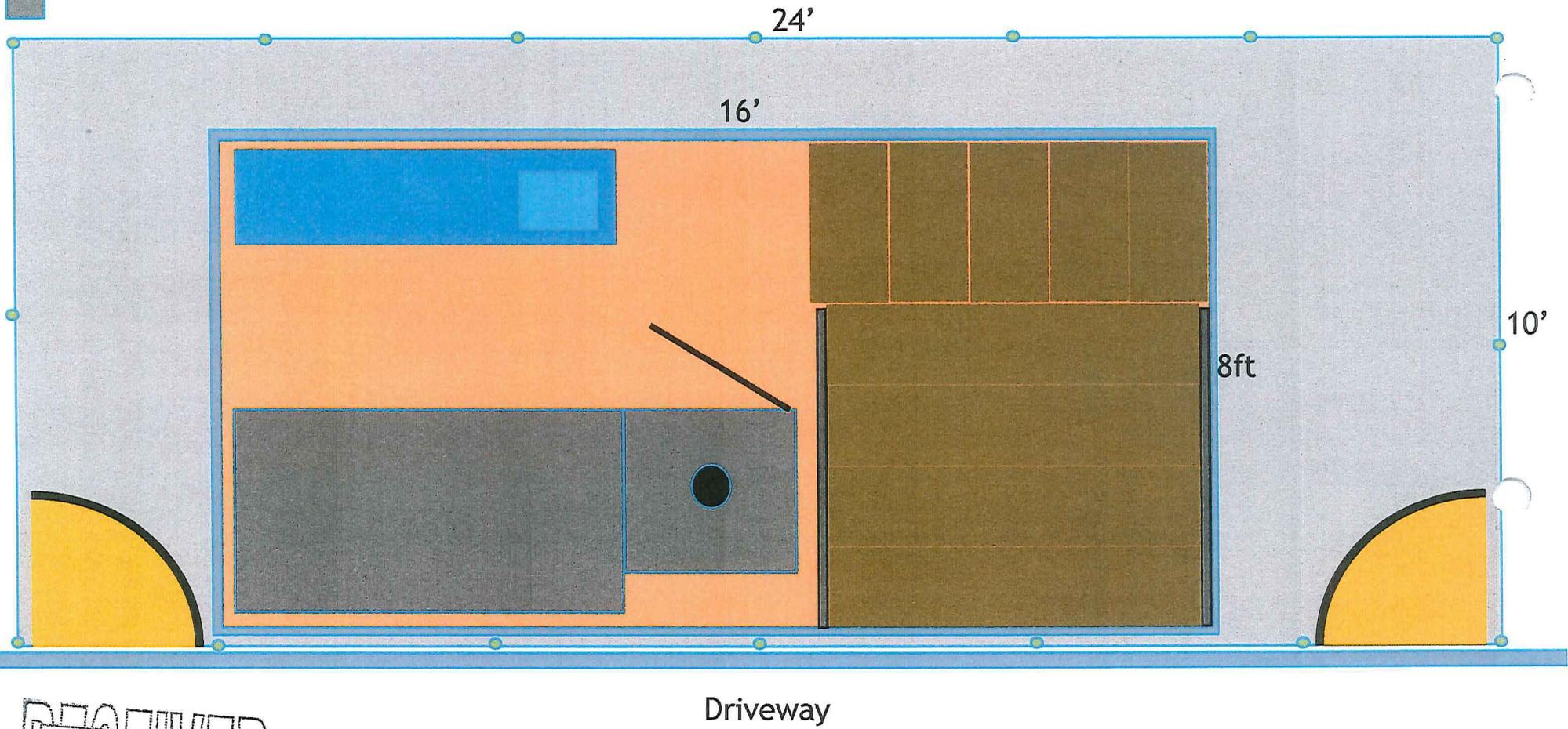
8. As mentioned earlier the smoker does release smoke. The odor released by the smoke is a blend of campfire and steaks roasting on a grill. To most people this is more of a pleasing outdoor smell opposed to a negative. Currently where we reside there is very close residential and 5 store fronts with in 20 yards of it and we have had not one complaint or concern.

9. Not at all, with the exception of trimming a few small branches and laying down some more rocks and dirt nothing will be disrupted.



-  - Gravel Pad
-  - Concrete Pad
-  - Metal Cover
-  - Smoker

-  - 6ft fence posts
-  - Gate swings
-  - Table/Hand Washing



NOV 01 2013



NOV 01 2016

NO  
PARKING  
FIRE  
LANE

NO PARKING  
FIRE LANE

10





NO  
PARKING  
FIRE  
LANE

241

To: Saddle Back BBQ  
Meridian Township

28 October 2016

From: NAI Mid-Michigan Property Management  
Agent for: Wells Fargo Bank, as trustee for the Registered  
Holders of Credit Suisse, First Boston Mortgage  
2149 E Jolly Rd Suite 200  
Okemos, MI 48864

Re: Tenant Improvements

To whom it may concern:

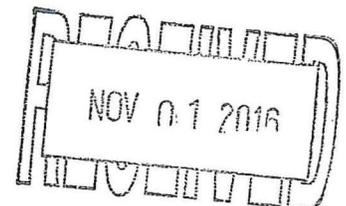
The Landlord will allow Saddle Back BBQ to install a smoker with supporting structure behind the property located at 1754 Central Park Suites G2 & G3, Okemos, MI 48864. Tenant is required to submit and obtain approval for a special users permit from the local government authority. Tenant will submit final plans to the Landlords Agent below for written approval before construction can commence. Tenant is required to meet all required local government codes and regulations during construction and while operating for business. Tenant is required to carry insurance to cover any potential damages caused by the Smoker. (see attached Tenant letter of intent)

Please contact me below for any questions.

Sincerely,



Ed Weaver  
Director  
NAI Mid-Michigan Property Manager  
2149 E Jolly Rd Suite 200  
Okemos, MI 48864  
517-487-4222  
eweaver@naimidmichigan.com





CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser  
Senior Planner

DATE: November 17, 2016

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road

The public hearing for Rezoning #16060 was held at the November 14, 2016 regular meeting. Since the meeting the applicant has provided a supplement to the traffic study that compares traffic generation for the development of the property with 180 lots, 315 lots, and 353 lots. The applicant has also provided a draft layout plan for a potential future development on the property. The draft plan shows areas for potential residential development and open space.

In response to a Planning Commissioner question at the public hearing, staff has confirmed with the Ingham County Road Department (ICRD) that the traffic counts as depicted in the previous staff memorandum dated November 8, 2016 are the most current available. As noted by the Planning Commission chairperson, a "road diet" has been discussed on Lake Lansing Road by the ICRD, but only in concept, and there is no plan to implement or fund such a project for the foreseeable future.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

**Attachments**

1. Traffic study supplement dated November 16, 2016
2. Draft layout plan dated November 16, 2016

# Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881

Mr. Steve Schafer  
Schafer Development  
31400 Northwestern Hwy, Suite H  
Farmington Hills, MI 48334

November 16, 2016

Dear Mr. Schafer:

Traffic Engineering Associates, Inc. (TEA) is pleased to provide you with the following trip generation comparison for the proposed Walnut Hills development.

## PROJECT DESCRIPTION

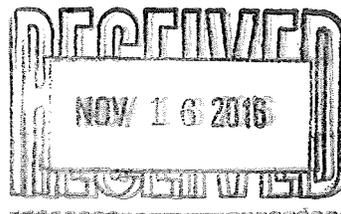
The proposed Walnut Hills Subdivision property is currently zoned RR and RAA. This letter will provide a trip comparison to show the difference between the current RR/RAA zoning, proposed RAA zoning, and proposed RAA zoning with a provision for open space.

In accordance with Meridian Charter Township zoning ordinance, the total number of lots that can be developed under the current RR/RAA zoning is 180 lots, the number of lots allowed under the proposed RAA zoning is 315 lots and the number of lots allowed under the RAA zoning with open space is 353 lots. The traffic impact study submitted for this development assumed the maximum number of buildable lots to be 353.

## TRAFFIC ANALYSIS

The trip generation rates for the proposed Walnut Hills Subdivision development were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected to represent the proposed 353 units. The ITE description of Single-Family Detached Housing is as follows:

*Single-family detached housing includes all single-family homes on individual lots. A typical site surveyed is a suburban subdivision.*



## COMPARISON

A comparison of the number of allowable lots for each zoning category is shown below.

### COMPARISON OF VEHICLE TRIPS

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Proposed RAA Zoning with Open Space	353 Lots	64	193	257	206	121	327	3,351
Proposed RAA Zoning	315 Lots	73	220	293	186	109	295	3,018
Current RR/RAA Zoning	180 Lots	34	102	136	112	66	178	1,803

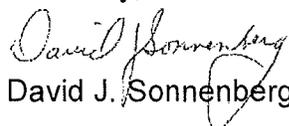
## FINDINGS

The results of the comparison between the different scenarios show that the least amount of trips would occur under the current zoning. There is only a slight increase between the RAA zoning with the open space and the RAA zoning without the open space.

It should be noted that according to the developer, the majority of the lots (approximately 70%) will be marketed towards "empty nesters" which may change the peak hour volumes. Most "empty nesters" are retired and typically do not contribute as much to the AM peak hour or the PM peak hour traffic.

If you have any questions, please write or call.

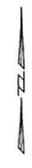
Sincerely,



David J. Sonnenberg, PE

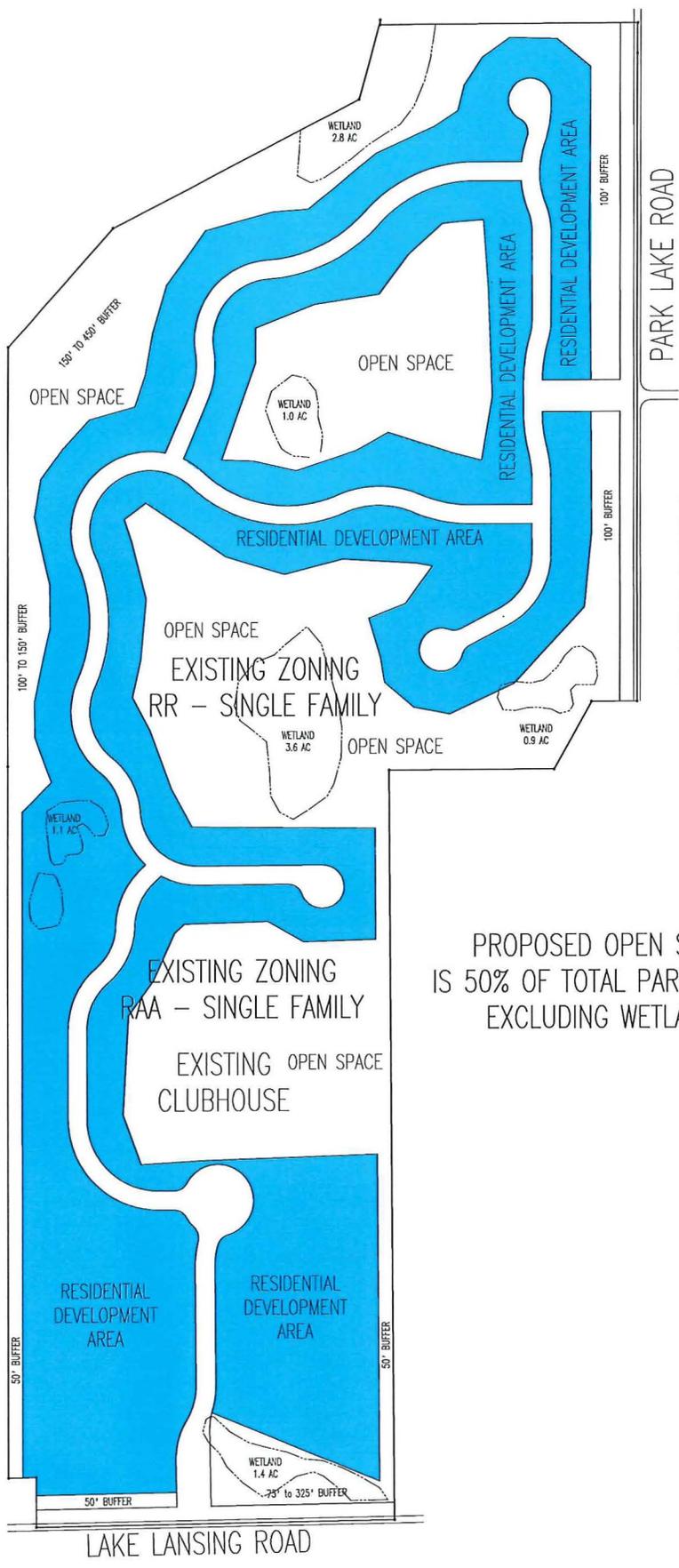


Scale 1" = 160'

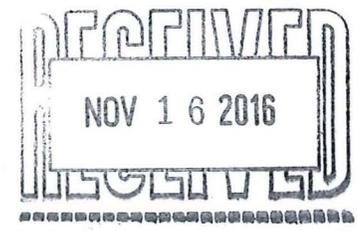


EXISTING ZONING  
RAA - SINGLE FAMILY

EXISTING ZONING  
RAA - SINGLE FAMILY



PROPOSED OPEN SPACE  
IS 50% OF TOTAL PARCEL AREA  
EXCLUDING WETLANDS



# MEMORANDUM

**TO:** Planning Commission

**FROM:**

  
\_\_\_\_\_  
Mark Kieselbach  
Director, Community Planning and Development

  
\_\_\_\_\_  
Peter Menser  
Senior Planner

**RE:** Zoning Amendment #16050 (Planning Commission), amendment to Section 86-435 I (Industrial) Zoning District to allow instructional centers, outdoor seating, and mobile food vending.

The Planning Commission at its last meeting held a public hearing on the proposed amendment to the Industrial District. A resolution consistent with the consensus of the Planning Commission to recommend approval has been attached.

## **Attachments**

1. Resolution
2. Proposed Ordinance dated November 18, 2016

## Chapter 86 ZONING

### ARTICLE IV, DISTRICT REGULATIONS

#### DIVISION 4. OTHER DISTRICTS.

##### Sec. 86-435. I District: Industrial District

- (a) Purpose. The I district is established for the purpose of encouraging within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. It is established as one in which the principal use of the land is for industrial activities wholly compatible with all other uses permitted in this district and commercial establishments not engaging in retail sales as a principal use. The specific intent of this section is to prohibit, for the benefit of the types of uses for which this district is designed, any and all other uses, such as residential, retail commercial, and industrial, not compatible with all other uses in this district. This section applies to the I district.
- (b) Uses permitted by right. In this district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged except for the following uses:
- (1) Any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs.
  - (2) Contractor's establishment.
  - (3) Instructional centers for business, trade, music, art, dance, craft, martial arts, or other places of instruction.
  - (4) Accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use such as:
    - a. Restaurant or cafeteria facilities for employees.
    - b. Caretakers residence if situated upon a portion of the lot complying with all of the requirements of residential districts.
    - c. Office facility.
    - d. Wholesale or retail sales related to the principal use.
    - e. Outdoor seating. An outdoor seating area is permitted, subject to site plan approval. The outdoor seating area shall be either attached or immediately adjacent to the principal building to which the outdoor seating area is accessory.

- (c) Uses permitted by special use permit.
  - (1) Public garage, motor vehicle repair shop, or automobile paint and bump shop.
  - (2) Child care centers.
  - (3) Public utility structures, publicly owned, and operated buildings and uses.
- (d) Site plan review. All uses in this district are subject to site plan review as prescribed in Article II, Division 5 of this chapter. Applications for site plan review for projects in this district shall, in addition to the requirements of Article II, Division 5 of this chapter, also include the following:
  - (1) A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.
  - (2) Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings or unusable by-products.
  - (3) Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, water pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.
  - (4) The proposed number of shifts to be worked and the maximum number of employees on each shift.
- (e) Use requirements:
  - (1) Except for approved outdoor seating areas or mobile food vending units, activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors but shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, which wall or fence shall in no case be lower than the enclosed storage. Such storage shall not be deemed to include the parking of licensed motor vehicles under 1 1/2-ton-rated capacity.
  - (2) Noise emanating from a use in this district shall not exceed the level of ordinary conversation at the boundaries of the lot. Short intermittent noise peaks may be expected if they do not exceed normal traffic noise peaks at any point on the lot boundaries.
  - (3) Uses in this district shall be such that they:
    - a. Emit no obnoxious, toxic, or corrosive fumes or gases, except for those produced by internal combustion engines under design operating conditions.

- b. Emit no odorous gases or other odorous matter in such quantities as to be humanly perceptible at or beyond any point on the boundary of the use parcel; provided, that any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.
- c. Emit no smoke, other than that produced by normally operating heating equipment.
- d. Discharge into the air no dust or other particulate matter created by any industrial operation or emanating from any products stored prior to or subsequent to processing.
- e. Produce no heat humanly perceptible at or beyond the lot boundaries.
- f. Utilize all lighting in a manner which produces no glare on public streets or on any other parcel.
- g. Produce no physical vibrations humanly perceptible at or beyond the lot boundaries.
- h. Produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation or of any intensity that interferes with the lawful use of any other property.
- i. Do not engage in the production or storage of any material designed for use as an explosive, nor in the use of such materials in production.

(f) Site development requirements.

- (1) Minimum lot area: one acre.
- (2) Minimum lot width: 100 feet.
- (3) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 40% of the lot area.
- (4) Minimum yard dimensions.
  - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
  - b. Side and rear yards. Ten percent of the width and depth, respectively, of the lot, but need not exceed 40 feet each nor shall they be less than 10 feet.

- c. Side and rear yards adjacent to residential district zone lines. No structure shall be less than 100 feet from any residential district zone line. Side and rear yards may be used for passenger vehicle parking except for a strip 40 feet in width along the side and rear boundaries of the development. This forty-foot transition strip shall be used for screening purposes and shall be composed of interlocking trees and/or foliage and other appropriate ground cover. The maintenance of this transition area shall be a continuing obligation of the owner of such area.
  - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of street or streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- (5) Maximum building height. Forty feet unless each yard is increased one foot for each foot of height above 40 feet.
  - (6) Signs. In accordance with the requirements specified in Article VII of this chapter. No banners, flags, streamers, or similar devices for advertising or promotion purposes shall be permitted.
  - (7) Off-street parking and loading requirement. Motor vehicle parking and loading, and bicycle parking requirements for this district are specified in Article VIII of this chapter.
  - (8) Landscaping. Landscaping shall be maintained in all required front and side yards, in accordance with plans approved by the Planning Commission. A landscape plan showing locations and varieties of plant materials shall be submitted for site plan review as prescribed in Article II, Division 5 of this chapter. All landscaped areas shall be planted with suitable living plant materials and replaced as necessary. Landscaped areas shall be watered, weeded, and generally maintained.
  - (9) Other requirements.
    - a. Lighting shall be accomplished in a manner such that no illumination source is visible beyond the property lines of the lot upon which the use is located and such that no illumination shall adversely affect the welfare of an adjacent property.
    - b. Side or rear yards may not be used for storage.
    - c. Trash containers shall be enclosed by a covered structure on at least three sides. The property shall be maintained free from litter.
    - d. Air conditioning units, heating oil, storage tanks, or similar appurtenances shall be properly screened as approved by the Planning Commission.

**RESOLUTION TO APPROVE**

**Zoning Amendment #16050  
Planning Commission  
Section 86-435 I (Industrial)**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of November, 2016, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Zoning Amendment #16050 was initiated to amend Section 86-435 I (Industrial) District to allow instructional centers, outdoor seating, and mobile food vending; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on November 14, 2016 and has reviewed staff material forwarded under cover memorandums dated September 19, 2016 and November 10, 2016; and

WHEREAS, the Township's Economic Development Corporation at its meeting on August 4, 2016 voted unanimously to recommend approval of the proposed zoning amendment; and

WHEREAS, the proposed uses; instructional centers, outdoor seating, and mobile food vending are consistent and compatible with the existing uses allowed in the Industrial zoning district; and

WHEREAS, the proposed amendment could benefit existing businesses and encourage new businesses to locate in areas zoned Industrial; and

WHEREAS, there is a need to update and expand the uses allowed in the Industrial Zoning District to keep those areas currently zoned Industrial viable.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #16050, to amend Section 86-435 to allow instructional centers, outdoor seating, and mobile food vending in the Industrial Zoning District.

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

**ZA #16050 (Planning Commission)**

**November 18, 2016**

**Page 2**

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 21st day of November, 2016.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser  
Senior Planner

DATE: November 17, 2016

RE: 2017 meeting calendar

Following is the list of proposed Planning Commission meeting dates for 2017. Two regular meetings are scheduled each month. No special or work session meetings are planned but may be added by the Planning Commission either now or during the year if warranted.

Typically the Planning Commission meets on the second and fourth Monday of each month. There are no known conflicts with holidays or elections. As in past years, back-to-back meetings are scheduled in December to avoid conflicts with holiday activities.

2017 MEETING CALENDAR

January	9 - regular meeting 23 - regular meeting
February	13 - regular meeting 27 - regular meeting
March	13 - regular meeting 27 - regular meeting
April	10 - regular meeting 24 - regular meeting
May	8 - regular meeting 22 - regular meeting
June	12 - regular meeting 26 - regular meeting
July	10 - regular meeting 24 - regular meeting
August	14 - regular meeting 28 - regular meeting

2017 Planning Commission Meeting Schedule  
November 17, 2016  
Page 2

September	11 - regular meeting 25 - regular meeting
October	9 - regular meeting 23 - regular meeting
November	13 - regular meeting 27 - regular meeting
December	11 - regular meeting 18 - regular meeting

A resolution is provided to adopt this meeting schedule.

**Attachment**

1. Resolution to approve

G:\Community Planning & Development\Planning\Planning Commission\MTG SCHEDULE\2017 Calendar

**Planning Commission Meeting Dates  
2017 Schedule**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of November, 2016 at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2017 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517-853-4560.
2. The specific dates for meetings are as follows:

January	9 - regular meeting 23 - regular meeting
February	13 - regular meeting 27 - regular meeting
March	13 - regular meeting 27 - regular meeting
April	10 - regular meeting 24 - regular meeting
May	8 - regular meeting 22 - regular meeting
June	12 - regular meeting 26 - regular meeting
July	10 - regular meeting 24 - regular meeting

**Planning Commission Meeting Dates  
2017 Schedule  
Page 2**

August	14 - regular meeting 28 - regular meeting
September	11 - regular meeting 25 - regular meeting
October	9 - regular meeting 23 - regular meeting
November	13 - regular meeting 27 - regular meeting
December	11 - regular meeting 18 - regular meeting

3. Meetings will begin at approximately 7:00 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 21st day of November, 2016.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chairperson