

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 11, 2015**

**APPROVED**

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

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering  
ABSENT: Commissioner Deits  
STAFF: Principal Planner Oranchak, Associate Planner Wyatt

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Approval of agenda**

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

**Commissioner DeGroff offered the following amendment:**

- **Move Agenda Item #7C to Agenda Item #5.5**

**Seconded by Commissioner Tenaglia.**

VOICE VOTE: Motion carried 8-0.

VOICE VOTE ON THE MAIN MOTION: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Ianni moved to approve the Regular Meeting Minutes of April 27, 2015. Seconded by Commissioner Tenaglia.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Scott-Craig opened and closed the floor for public remarks.

**5. Communications**

A. Robert Luebke, 4300 Tacoma Boulevard, Okemos; RE: Support for Special Use Permit #15041

**5.5 Special Use Permit #15041 (Triestram and Dorner)**

Special Use Permit #15041 (Triestram and Dorner), request to construct a 128 square foot deck in the 100-year floodplain at 4303 Tacoma Boulevard with a request for a decision the same night as the public hearing

**Commissioner Jackson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15041 subject to the following conditions:**

- 1. Approval is subject to the application materials and plans submitted as part of Special Use Permit #15041, subject to revisions as required.**

2. **If required, the applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place related to the deck project. A copy of the permit shall be provided to the Department of Community Planning & Development.**
3. **The elevation of the proposed deck shall be a minimum of one foot above the level of the base flood elevation of 847 feet above mean sea level.**
4. **In no case shall the impoundment capacity of the 100-year floodplain be reduced by the deck.**
5. **Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.**
6. **The applicant shall properly dispose of all excess materials from the post holes to an off-site location subject to the approval of the Director of Community Planning & Development.**

**Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Conditions in the resolution address Planning Commission concerns expressed at the last meeting

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

## **6. Public hearings**

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units and
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Chair Scott-Craig opened the public hearings at 7:10 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter  
Associate Planner Wyatt summarized the proposed mixed use planned unit development (MUPUD) and special use permit request as outlined in staff memorandums dated May 8, 2015.
- Applicant  
Mark Clouse, George Eyde Family LLC, 4660 S. Hagadorn Road, Suite 660, East Lansing, offered history on the site, beginning when Circuit City was built in 1997/1998. Over the years, George Eyde Family, LLC, acquired each of the three (3) subject parcels. He noted the retail component of the big pad site did not meet big box needs and companies were not forthcoming. Through meetings with the Township Manager and the Director of Community Planning and Development over the last 15 months, it was determined the site would be a good location for a “horizontal” mixed use planned unit development (MUPUD).

John Gaber, Attorney, Campus Village Communities, 380 N. Old Woodward, Suite 300, Birmingham, highlighted changes made to the plan based on comments made by Planning Commissioners on the concept plan approximately six (6) weeks ago. He indicated moving the buildings and changing the configuration to have complimentary designs, building materials and colors. The building out front will house a variety of retail uses (e.g., pizza carry-out) and integrate with existing retail already on the site.

Mr. Gaber stated a fenced in dog park was added to provide an underserved need for on- and off-site residents. He indicated the fitness park was expanded, with exercise stations within to augment a workout routine. Mr. Gaber noted a pocket park was added adjacent to Foods for Living and the bus shelter will provide public wi-fi.

Mr. Gaber noted Block 3 has been decreased and moved to the north to increase the distance of the corner nearest the railroad track from 41 feet to 116.5 feet, with installation of a barrier wall. He added the railroad tracks are 6-1/2 feet lower than the finished floor elevation of the Block 3 building. Mr. Gaber indicated he is working with railroad personnel to provide the Planning Commission with additional information.

Mr. Gaber noted the applicant is offering 15-20 amenities in exchange for requested waivers. He stated the applicant's traffic consultant concluded that with or without the proposed project, the future northbound traffic at the west drive would have congestion when exiting (level of service E to F). Mr. Gaber indicated the applicant's traffic consultant believed one way for vehicles wishing to make a left hand turn onto Grand River Avenue during rush hour is to conduct traffic signal modification at the nearby signaled intersection, which would address congestion from the site. He stated the Township traffic consultant's comment regarding restricting the west drive for use only by Denny's is problematic from both an accessibility and enforcement standpoint. Mr. Gaber believed it necessary to have circulation around the building for adequate traffic flow and indicated a possible fire safety issue if there was no traffic circulation around the building by the west drive.

Mr. Gaber pointed out the viability of shared parking between residential, retail and non-residential uses. He voiced concern with placing a pedestrian pathway on the south side of the project, given the parking spaces next to the property line, the detention area and the barrier wall for the railroad.

Mr. Gaber requested the special use permit restriction prohibiting restaurants be eliminated to provide options for the residences.

- Public  
Kirk Marrison, 938 Sunset Lane, East Lansing, General Manager, Foods for Living, spoke in support of the project.
- Planning Commission and staff discussion:  
Commissioner Van Coevering inquired if there was a pedestrian crosswalk over to the north side of Grand River Avenue.

Associate Planner Wyatt replied there is not.

Commissioner Van Coevering asked if the Michigan Department of Transportation (MDOT) has commented on the project, given that Grand River Avenue is a state trunk line.

Associate Planner Wyatt replied the Township has not received comments from MDOT.

Commissioner Van Coevering inquired whether the Bus Rapid Transit would be on the interior of exterior lane on Grand River Avenue.

Principal Planner Oranchak responded it is not known at this time.

Commissioner Van Coevering questioned whether the fitness park and dog park would be open to the public.

Associate Planner Wyatt responded in the affirmative.

Commissioner Van Coevering inquired as to the price point of the apartments.

Greg Schaefer, Executive Vice President of Business Development, Campus Village Communities, 919 West University, Suite 700, Rochester, responded rent for the apartments has not yet been finalized, but is estimated to range from \$575 to \$795.

Commissioner Van Coevering asked if the Planning Commission can debate and decide the waiver requests proposed by the applicant.

Associate Planner Wyatt responded the Planning Commission can look at those and make recommendations for the project.

Commissioner Honicky believed having a portion of the pedestrian bicycle pathway system as part of this project would alleviate parking and traffic issues as many of the residents who would be Michigan State University (MSU) students would have connectivity through to campus.

Commissioner Honicky suggested the western driveway contain three (3) lanes; one for Denny's, one ingress and an obligate right hand turn. He suggested the applicant eliminate the two "middle" buildings and place the southern-most building sideways which would

reduce the percentage of impervious surface and provide the 175 feet setback from the railroad tracks.

Mr. Gaber responded the footprint has already been reduced for the building nearest the railroad track. He expressed appreciation for Commissioner Honicky's thoughts on the driveway configuration which will be discussed with the applicant's traffic engineer. Mr. Gaber acknowledged having direct access to the MSU campus through the pathway system would be ideal, but was unsure sure how the pathway connects, traverses the river and deals with the overpass.

Commissioner Honicky suggested the applicant look at the path of the sanitary sewer line as a possibility for continuous pathway connection.

Commissioner Cordill voiced concern with frequency and times of trains on the Grand Trunk Railroad, given that rail traffic will likely increase. She expressed a desire to see more street trees as it is a suburban site with urban lot coverage.

Commissioner Cordill requested clarification whether the entrepreneurial function was part of the northern most mixed use building or two separate buildings.

Associate Planner Wyatt responded it is not physically attached to the Salvation Army.

Commissioners Cordill suggested adding more landscaping in the fitness park.

Mr. Gaber stated he will ensure more trees are planted throughout the site and the balance will be addressed during site plan review.

Commissioner DeGroff inquired as to the location of the covered bicycle spaces.

Mr. Gaber answered the covered bicycle parking spaces are on the courtyard side of the buildings for safety reasons.

Commissioner DeGroff noted the proposed project does not seem like a MUPUD and most of the amenities do not benefit the public at large. As an example, he cited the inability of the public wishing to shop at the retail establishments by riding their bicycle to the development and parking their bikes under the covered bicycle spaces. Commissioner DeGroff did not believe other residents would drive to the development to use the exercise space.

Mr. Gaber expressed appreciation for the comments about amenities, adding the Township's MUPUD ordinance specifies the offered amenities (e.g., rehabilitation of a degraded site).

Commissioner Jackson noted the retention pond in the southwest corner was designed for the previous development and was calculated to handle the expected runoff. She inquired if comparable calculations have been made for this design.

Associate Planner Wyatt responded the Township has not yet received calculations from the applicant's engineers (KEBS, Inc.), adding discussion has taken place about the options of

porous pavement, pervious pavement and possible remodeling for increased detention capacity.

Commissioner Jackson inquired if those were stated possibilities to compensate for the fact the applicant intends to fill in some of the existing detention pond. She asked when the decision would be made regarding those possibilities within the design.

Associate Planner Wyatt answered the calculations and more detailed design will be provided during the site plan review phase.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, noted the design of the original site was based on old stormwater runoff standards. He noted since newer standards are being required by the Ingham County Drain Commissioner's office, there will be greater difficulty in reaching the water quality than the issues of quantity and detention, adding there is a need to incorporate pervious concrete to deal with water quality. Mr. Kyes added he will work with the ICDC and the Township and the existing detention basin will be modified to make the project "work."

Commissioner Jackson expressed concern with where Building 5, Block 2 is placed on the site. She inquired if there will be housing plus the entrepreneurial center within that building.

Greg Schaefer responded there is also a small maintenance facility in the rear on the first floor.

Commissioner Jackson expressed concern that residents in Block 3 look northeast at the side of the Salvation Army building, at the back of Building 5, at the railroad tracks and into an industrial area.

Mr. Schaefer noted there is parking all around the development and was the reason for the design presented, looking into the courtyard.

Commissioner Jackson stated the satellite view of the parking spaces in back of the existing buildings have disappeared in the applicant's drawing. She inquired if they will be used in the parking space count.

Mr. Kyes responded the parking in question does not meet the aisle width and depth required in the ordinance and, therefore, cannot be counted.

Commissioner Van Coevering elucidated several MUPUDs have previously been approved which amenities have not all benefited the general public. She believed a precedent has been set with a mix of amenities for both residents and the general public.

Associate Planner Wyatt offered examples of other developments where there has been a mix of amenities (e.g., hotel, Aldi development)

Commissioner Ianni added the dog park on the north end and pocket parks will be open to the general public.

Commissioner Jackson stated the LED lighting and underground wiring should not be counted as amenities.

Chair Scott-Craig added the ordinance is old and needs to be “updated,” adding the spirit the Planning Commission is looking for is one where amenities are totally accessible to the public. He noted the balconies facing the interior courtyard do not benefit the public in any way.

Commissioner Jackson encouraged the applicant to add more decorative material on the façade in the back of Building 1 to address the requirement of articulation every 50 feet as it will be clearly seen by traffic.

Mr. Schaefer added the apartments on the upper floors have a two foot “bump out” on both the east and west sides, which breaks up the façade.

Commissioner Tenaglia reminded Commissioners that all 12.65 acres are being considered for the MUPUD requirements and amenities.

Commissioner Cordill indicated the storefronts will be most visible traveling eastbound on Grand River. She asked for a definition of what building material CMU is an acronym for and what it looks like.

Mr. Schaefer responded CMU is concrete masonry unit and is man-made split faced block or cast stone, adding most of the CMU units will be on the lower parts of the buildings and will not resemble a concrete block.

Commissioner DeGroff stated public use of the dog park makes sense only in conjunction with the trail connectivity, as he did not believe residents would drive to the dog park to exercise their dogs next to Grand River Avenue. He revisited the “philosophical difference” in interpretation of what counts towards the mixed use requirements.

Commissioner Honicky reiterated his concern with the setback from the railroad, as he believed there will be an increase in the Grand Trunk train traffic with propane tank cars, and the Planning Commission should be wary of offering a variance to the 175 foot safety buffer.

Mr. Gaber responded he had talked with the railroad and a 175 foot safety buffer is fairly unique in that not many communities require such a great distance. He reminded Planning Commissioners that railroad setback variances were given to two recent projects, the Lodges and the Hamptons (63 feet from the right-of-way with a three foot wall).

Commissioner Ianni clarified the MUPUD ordinance does state what percentage of the development must be commercial and what percentage must be residential. He believed the MUPUD ordinance is about the synergy the development creates and noted support by the retail establishments surrounding the proposed project, specifically citing increased foot traffic.

Commissioner Jackson believed there was an additional entrance off Grand River near the animal hospital and inquired why it can't be considered as an additional ingress or egress into the site.

Associate Planner Wyatt indicated it is not to be considered a designated egress entrance point for the shopping center, but a connection with the animal hospital as a cooperative understanding.

Principal Planner Oranchak added it is not a true ingress/egress point as it does not provide direct access out to the street.

Commissioner Jackson inquired about the history of the restaurant use restriction.

Associate Planner Wyatt indicated residents along Park Lake Road had concerns about increased traffic if the shopping center was allowed to have restaurant uses. She stated the approval letter includes language that the applicant agrees to place a deed restriction on the property prohibiting restaurant uses.

Commissioner Jackson asked if that was one of the conditions of the original special use permit.

Associate Planner Wyatt responded in the affirmative.

Commissioner Jackson inquired if that condition of the original special use permit would be vacated and no longer a consideration for this special use permit request with regard to allowed uses.

Associate Planner Wyatt responded she would like to obtain clarification on that issue from the Director of Community Planning and Development.

Chair Scott-Craig reminded fellow Commissioners that the restriction is on the deed, not on the special use permit.

Associate Planner Wyatt stated the current property owner could request that the deed restriction be removed.

Principal Planner Oranchak added it could also be a condition of the special use permit or the MUPUD to eliminate the deed restriction and, upon approval, it would officially be removed from the deed.

Principal Planner Oranchak stated that when the project was built, there was no opportunity for any service drive, so that was why the connection near the animal hospital was made.

Commissioner Cordill believed the proposed location would be an excellent location for a coffee house or pizzeria; however, drive-through windows should be discouraged as they run counter to the walkability of the site.

Commissioner DeGroff believed the trail connectivity is crucial to the creation of synergy for the general public.

Chair Scott-Craig voiced concern the current failing entrance of level of service (LOS) E to F will get worse with this development. He spoke to crossing Grand River Avenue to take the bus to campus as extremely dangerous, believing the only safe way to cross is to walk

to the intersection at Park Lake Road. Chair Scott- Craig believed moving the bus stop closer to the development on the south side of Grand River makes sense, but not on the north side.

Chair Scott-Craig indicated the position of the building which houses the entrepreneurial center blocks easy access of Block 3 traffic to the Park Lake Road entrance. He stated such a configuration creates excessive traffic in front of the Foods for Living store and is a danger for residents who enter the store to shop. He did not believe allowing only Denny's traffic to use the western entrance was practical and would not entice businesses to locate in that area.

Chair Scott-Craig noted there is an easement from the edge of this property over to Dawn Avenue which belongs to the Ingham County Road Department (ICRD). He stated there has been no input from many of the experts (e.g., ICRD, Drain Commissioner, Michigan Department of Transportation) involved in this project so, as a result, he is not ready to make any determination.

Chair Scott-Craig indicated there needs to be expert advice provided as to why it is acceptable for the applicant to be 376 parking spaces "short."

Chair Scott-Craig spoke to the importance Meridian Township places on greenspace and trees, voicing concern with the 77% impervious coverage. He inquired if detention ponds count as greenspace.

Associate Planner Wyatt responded 50% can be counted, adding that Mr. Kyes relayed such in a communication to her so that is why the impervious surface is listed at only 77% on the plans.

While acknowledging parking buffers are greenspace, Chair Scott-Craig stated the Township's ordinance requires a 15 foot buffer and the applicant has provided only three-quarters of a foot in one spot. He added the Zoning Board of Appeals has requested on several occasions that the Planning Commission not send them projects which require multiple variances.

Chair Scott-Craig stated the dog park is small, on a slope and not in a good location. He did not believe the dog park, as proposed, is a good amenity for the project. Chair Scott-Craig believed there is a safety issue with the long balconies and questioned where the snow shoveled off the balconies and stairways would be placed. He suggested limiting the balconies and have covered stairways. Chair Scott-Craig expressed appreciation for the shutters on the apartment building windows and the recycling center.

Chair Scott-Craig noted if the project is downsized it will address many of the concerns (e.g., greenspace, parking, setback requirements, traffic circulation).

Mr. Schaefer responded to earlier Planning Commission comments by noting all stairways and patios are covered, management handles snow removal and 24/7 security is provided to address the safety issue.

One of the applicant's representatives commented the economics of a 96-bed reduction as suggested by Planning Commissioners would render the proposed project financially unfeasible to build.

Associate Planner Wyatt mentioned she received an email communication from the ICRD who had reviewed the plans, but do not have any jurisdiction as MDOT has control of Grand River Avenue, traffic light signalization and phasing.

Commissioner Van Coevering stated the applicant may want to come back with changes based on comments this evening and a need for information from MDOT.

Commissioner Ianni suggested placing this item back on the Planning Commission's June 8<sup>th</sup> agenda.

Chair Scott-Craig closed the public hearings at 9:32 P.M.

## 7. Unfinished Business

- A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive

**Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15031 subject to the following conditions:**

1. Approval is based on application materials submitted by BBI Holdings, LLC; site plans prepared by Nederveld, dated April 3, 2015; and building elevations prepared by Architectural Concepts, dated April 2, 2015, subject to revisions as required.
2. Special Use Permit #15031 shall be subject to the applicant receiving approval of Wetland Use Permit #15-01 for the proposed work in regulated wetland and proposed wetland mitigation plan.
3. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.
4. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.
5. Street trees shall be provided along the frontage of the site.
6. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.
7. The requirement for a northbound right-turn taper on Okemos Road at Association Drive will be reviewed during site plan review and shall be subject to the review and approval of the Ingham County Road Department.
8. The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall

**be constructed with masonry products to match the building.**

- 9. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
- 10. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.**
- 11. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
- 12. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioners office, the Ingham County Road Department, and the Township. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.**
- 13. The applicant shall obtain all necessary permits, licenses, and approvals from the State of Michigan for the operation of the child care center. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
- 14. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.**
- 15. Any future modifications to the child care center shall require a modification to Special Use Permit #15031.**

**Seconded by Commissioner Ianni.**

Planning Commission discussion:

- More child care is needed in the Township

**ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig**

**NAYS: None**

**Motion carried 8-0.**

- B. Wetland Use Permit #15-01 (BBI Holdings LLC), request to impact regulated wetlands for the construction of a child care center at 2172 and 2190 Association Drive**

**Commissioner Ianni moved to remove Wetland Use Permit #15-01 from the table. Seconded by Commissioner Cordill.**

**VOICE VOTE: Motion carried 8-0.**

**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #15-01 with the following conditions:**

- 1. Approval is subject to the revised plans prepared by Nederveld, dated April 3, 2015, and the related materials submitted as part of Wetland Use Permit #15-01, subject to revisions as required.**
- 2. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioners office, and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.**
- 3. Wetland Use Permit #15-01 shall be subject to the applicant receiving approval of Special Use Permit #15031 for the child care center.**
- 4. Prior to any work taking place on the site, a soil erosion and sedimentation control plan and a wetland mitigation monitoring plan shall be submitted to the Director of Community Planning & Development for review and approval.**
- 5. Erosion control measures shall be installed at the required 20 foot water features setback to ensure soil resulting from construction activities does not enter remaining or mitigated wetlands.**
- 6. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.**
- 7. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.**
- 8. Spoils shall be hauled and disposed of at an offsite location acceptable to the Director of Community Planning & Development.**
- 9. The applicant shall periodically inspect the subject sites during the first year after construction to identify and correct side slope erosion issues adjacent to wetlands.**
- 10. The wetland mitigation shall be monitored for five years as part of the required annual report for the mitigation area with a written status report and photographic documentation provided to the Department of Community Planning & Development.**
- 11. The applicant shall implement measures to control reed canary grass within the mitigation wetland, including suppressing the species within the existing wetland.**
- 12. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for**

**public inspection and the posting shall remain in place throughout the duration of site work.**

- 13. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.**
- 14. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.**
- 15. Upon completion of construction, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.**

**Seconded by Commissioner Jackson.**

Planning Commission discussion:

- Resolution is comprehensive in what is being asked of the applicant
- Applicant is making a wetland which is larger than the current wetland

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

## **8. Other Business**

- A. Mixed Use Planned Unit Development Concept Plan at the Executive Office Park site (5020 Northwind Drive)

Principal Planner Oranchak summarized the MUPUD concept plan as outlined in staff memorandum dated May 7, 2015.

Ron Calhoun, Northwinds Investment Group, 1427 W. Saginaw Street, Suite 150, E. Lansing, showed the concept on the overhead projector, which plans to take make the three (3) buildings to the south residential units with the same footprint. He added the second building in from Grand River would be a mixed use building, with commercial on the first floor and residential on the second and third floor. Mr. Calhoun noted the stand alone outparcel fronting Grand River Avenue would have a commercial use (e.g., bank). All buildings would have very similar footprints to the existing buildings on site.

Planning Commission and applicant discussion:

- Combination of 2, 3 and 4 bedroom rentals for a total bed count of 286 in 114 units
- 322 parking spaces on the site
- Appreciation for using the existing footprint while redeveloping the site
- Connectivity of the buildings through a walking path along the side of the development
- Amenities include improvement of the bus shelter in front, a sidewalk which would run the entire length of Northwind Drive, covered bicycle parking areas in both the commercial and residential areas, pocket parks throughout the project, large park in the “cul de sac”, vehicle charging station
- Landscape plans through adding islands and slight improvements to existing landscape

- Concern whether residents will travel around Northwind Drive to use the traffic signal to access Grand River Avenue to help alleviate traffic
- Working with adjacent property owners to improve connectability of the overall site
- Concern with a drive-through use on the last parcel
- Applicant is currently speaking with several potential commercial tenants in an effort to link up with the center next door
- A pass through lane will be required for any establishment with a drive-through window
- Project is close to campus which would allow student tenants to walk to Michigan State University
- Unit sizes range from 700 to 1,400 square feet
- Connection will be made to the adjacent strip mall

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

Chair Scott-Craig announced the Planning Commission will be holding a special work session on May 21<sup>st</sup> at 7:00 P.M. in the Township Hall to receive public input on the Master Plan. He reported his attendance at the last Environmental Commission meeting where additional presentations were given by students of Michigan State University on Haslett Village Square.

**10. New applications (None)**

**11. Site plans received**

- A. Site Plan Review #15-05 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and eight fueling stations at 4884 Marsh Rd.

**12. Site plans approved (None)**

**13. Public remarks**

Chair Scott-Craig opened and closed public remarks.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 10:06 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary