

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

October 14, 2013

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

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. September 23, 2013 Regular Meeting
4. Public remarks
5. Communications
6. Public Hearings
 - A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road
 - B. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant
7. Unfinished Business
 - A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway
 - B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway
 - C. *Special Use Permit #13-77021 (DTN Management), request to locate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

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

Planning Commission Agenda
October 14, 2013
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8. Other Business
 - A. 2005 Master Plan Goals and Objectives
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
 - A. Commercial Planned Unit Development #13044 (Wolverine Building Group)
Construct a Whole Foods store at 2758 Grand River Avenue
 - B. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family-High Density)
11. Site Plans received
12. Site Plans approved
13. Public Remarks
14. Adjournment

Post Script: James Salehi

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

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

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

**TENTATIVE
PLANNING COMMISSION AGENDA**

**October 21, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family - High Density)

2. Unfinished Business
 - A. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant

3. Other Business

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 23, 2013

DRAFT

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

PRESENT: Commissioners Cordill, Hildebrandt, Ianni, Jackson, Norkin, Salehi, Scott-Craig
ABSENT: Commissioners Deits, Honicky
STAFF: Principal Planner Gail Oranchak, Director of Community Planning and Development
Mark Kieselbach

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:01 P.M.

2. Approval of agenda

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

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of September 9, 2013.
Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

David Otis, 1404 Haslett Road, Haslett, spoke in support of the Haslett Road rezoning request, stating the rezoning would allow long-time home owners to make modifications to their dwellings.

William Seck, 5717 Carlton Street, Haslett, spoke in support of the Haslett Road rezoning request, offering language contained in the goals of the Master Plan as rationale for this request.

Chair Jackson closed public remarks.

5. Communications

- A. Susan Simkin, 2032 Central Park Drive, Okemos; RE: SUP #13121
- B. Vance Kincaid, 4530 Nakoma Drive, Okemos; RE: SUP #13121
- C. Sonny & Dorothy France, 4932 Grandview Avenue, Okemos; RE: SUP #13121
- D. Penny France, 4828 Grandview Avenue, Okemos; RE: SUP #13121

6. Public hearings

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

Chair Jackson opened the public hearings at 7:08 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the proposed mixed use planned unit development and special use permit as outlined in staff memoranda dated September 19, 2013.
- Applicant
Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn, Suite 660, East Lansing, addressed the Ingham County Road Department's resolution of traffic issues for the area, including a through right lane/right-hand turn movement from the site onto Hagadorn Road and similar movements off Hagadorn Road onto Hannah Boulevard. He spoke to the Board's request of seven (7) foot sidewalks for continuity.

Mitch Irwin, representative for Hannah Hospitality, LLC, 3811 Meridian Road, Okemos, introduced Frederic Heller, owner, NorthMich Hospitality, LLC, 2758 West Woodlands Drive, Traverse City, and Tracie Kent, General Manager and Vice-President, 9720 Jason Road, Laingsburg. He noted the proposed extended stay hotel is about walkability.

Ms. Kent noted the Residence Inn brand is geared toward the upscale extended stay business traveler and markets to individuals staying five (5) or more nights. She indicated the hotel offers studio, one and two bedroom suites with fully equipped kitchens. Ms. Kent stated a breakfast buffet is served seven (7) days a week and an evening social hour three (3) days a week. She noted the market driver for this property is Michigan State University.

Ms. Kent added staffing peaks at 28 employees with normal staffing hours from 9:00 AM until 3:00 PM. She added staff parking exceeds the need, as most "back of the house" employees in this market use public transit and/or carpool and approximately 20% of guests do not have vehicles on site during their stay.

Mr. Heller indicated the Marriott hotel brand highlights green amenities, outlined various conservation practices which will be implemented in the day-to-day operations, noted the recycling program within each room and added housekeeping staff uses environmentally friendly cleaning products.

- Planning Commission discussion:
Commissioner Ianni inquired as to the rationale for the 30 foot light poles, given the height of light poles in the surrounding neighborhood are 15 feet.

Mr. Heller responded that 30 foot light poles are the Marriott standard for guest safety. He indicated he was amenable to speak with Marriott and request a variance from them to reduce the height to 15 feet.

Commissioner Cordill asked for the applicant to elaborate on part time and full time staffing.

Mr. Heller answered it is the management company's philosophy to encourage use of full time associates whenever possible as it reduces turnover and increases morale. He noted peak staffing typically has a general and assistant general manager, director of sales, chief engineer, house person, breakfast attendant and a staff of five (5) to eight (8) full time-housekeepers and five (5) to seven (7) front desk full-time employees. Mr. Heller stated his policy is to fill in with part-time employees on their flex schedule basis. He indicated the peak time of 9:00AM until 3:00 PM is when guests are gone and the clean-up work is performed.

Commissioner Cordill inquired as to a specific number of employees at a given time.

Mr. Heller responded that after ramp-up of occupancy, it is anticipated to have 9-11 employees on site during peak time.

Chair Jackson asked for a definition of ramp-up of occupancy.

Mr. Heller replied that it is unrealistic to anticipate full occupancy the first year, but as the hotel becomes busier, it will be necessary to hire more staff to accommodate the guests. He noted the hotel is budgeted to have 72% occupancy for the first full year.

Commissioner Salehi asked for a measure of the luminosity of the 30 foot pole.

Greg Petru, KEBS, Inc., 2116 Haslett Road, Okemos, responded with a higher light there typically will be more luminosity, but the fixture could be shielded. He noted a photometric could be performed to ascertain lighting levels and could be provided to the Commissioners.

Commissioner Salehi inquired if other properties in Meridian Township had 30 foot poles.

Ms. Oranchak stated 30 foot poles are quite popular for commercial sites.

Commissioner Salehi noted there is undeveloped property directly to the east of the TownePlace Suites and believed the proposed lighting could potentially have an effect on individuals if that property was developed as a residential site.

Mr. Irwin indicated there are currently 15 and 30 foot light poles on the TownePlace Suites to accommodate safety and security for guests and address the desire of the community to adhere to its dark sky policy wherever possible.

Commissioner Ianni inquired about additional buffering to shield the property from surrounding uses.

Mr. Petru responded the landscape ordinance will be adhered to. He noted he will look at trees along the north and west sides of the property to see if some of them can be preserved.

Commissioner Scott-Craig asked if there were two (2) entrances required for this proposed development.

Principal Planner Oranchak indicated the traffic volume was not sufficient to require two (2) entrances as well as the narrowness of the site was taken into consideration.

Commissioner Scott-Craig inquired about the possibility of an access point with the adjacent hotel in the rear.

Principal Planner Oranchak believed a second access point was unnecessary.

Commissioner Scott-Craig believed the second access point would be a safety factor and contingency plan.

Commissioner Scott-Craig inquired as to why the Township's traffic consultant's report was not included in the Planning Commission packet.

Principal Planner Oranchak responded the traffic consultant submitted a letter which included comments/concern.

Commissioner Scott-Craig stated it is difficult to make a decision when there are traffic concerns if Commissioners are not provided with comments from the various groups (e.g., Ingham County Road Department (ICRD)) as to their opinion on what effect the development would have on traffic.

Ms. Oranchak added she believed the comments are not necessarily related to the impact of this particular development but overall impact from the area in general.

Mr. Clouse added the traffic analysis was provided to the ICRD and a written response has not yet been provided. He noted his conversation with the ICRD (which included attendance by the Director of Public Works and Engineering) included the approved traffic signal at Hagadorn and Eyde Parkway and one to be funded by Capstone for Esoteric Way and Hannah Boulevard. He added traffic warrants are currently being reviewed for proper authorization and the traffic engineering study is being looked at to provide the needed information.

Commissioner Scott-Craig inquired if there is new data being generated by the on-going study of the traffic patterns since some of the approved developments are now in place.

Mr. Clouse noted the counts are currently being performed to look at the issue of warrants, adding the traffic study before the Planning Commission is based on previous counts with the addition of counts determined to be from Phase 2. He stated he was unclear whether there will be another complete study or a report showing how the warrants are being met. Mr. Clouse explained how the counts are determined by TEA and then extrapolated out over a longer period of time.

Mr. Irwin, in response to Commissioner inquiry as to what the review meant by way of the site plan, added KEBS, Inc. and staff ensured the proposed curb cuts were directly across from the existing ones across the street. He noted the Fire Inspector performed a thorough analysis approximately two weeks ago and the site plan was adjusted to accommodate his observations. Mr. Irwin indicated a drive in the back was discussed with the Fire Inspector, but he felt it unnecessary.

Commissioner Scott-Craig expressed appreciation that the impervious surface percentage was close to the maximum allowed for the underlying zoning (C-2). He inquired if there was a response from the Drain Commissioner regarding the effect of an additional 1.75 acres of impervious surface in that neighborhood.

Principal Planner Oranchak was not aware of a response to date.

Mr. Clouse explained the reopening of the connection to the Red Cedar River is currently underway and was the last piece deemed necessary by the Ingham County Drain Commissioner (ICDC) for the overall 81 acre site. He believed KEBS will obtain a letter from the ICDC which delineates that information.

Commissioner Scott-Craig inquired as to whom the amenities are geared toward.

Principal Planner Oranchak responded the improvements are designed for residents of the hotel.

Mr. Heller added a Marriott extended stay hotel designs for both guests and their visitors.

Commissioner Norkin expressed concern about pedestrian and bicyclists sharing the roadway with the availability of two (2) right-hand turn lanes. He believed the Planning Commission had envisioned a road diet with a bicycle lane on Hannah Boulevard when the Capstone projects came before that body.

Mr. Clouse reiterated roads are owned by the ICRD. He suggested the Planning Commission have conversations with township staff members who attended the meetings where road sharing dynamics were decided upon. He stated it is the position of Township staff, the ICRD and the traffic engineers that Hannah Boulevard should be left as two (2) lanes where the two (2) lanes currently exist. Mr. Clouse indicated it was the belief of the professionals that sharing of the travel lanes with automobiles and bicycles is proper given the 25 mile per hour speed limit and that continued development would assist in slowing down the vehicles as they travel through the area.

Commissioner Norkin inquired why there cannot be a bicycle lane along the "short strip" up to the Michigan Athletic Club. He noted there is no public transportation on Hannah Boulevard and indicated a bicycle could be an option for students in the first three (3) phases of the 81 acre site along with the extended stay hotel guests.

Director Kieselbach responded that leaving the median on Hannah Boulevard would necessitate a redesign of the road and there was insufficient right-of way to accomplish that goal. He stated the median would need to be removed to accommodate the bicycles and that was not a preferred option during discussion. The ICRD believed there should not be bicycle lanes on one portion of the road and shared lanes in another portion, but uniformity throughout the Hannah Farms development.

Commissioner Hildebrandt believed the traffic counts are questionable as the counts were done well before any construction commenced on Hannah Farms.

Principal Planner Oranchak replied the traffic report is done based upon information collected by the traffic consultant hired by the applicant. She noted staff looks at what is available from the ICRD as far as traffic counts are concerned.

Commissioner Hildebrandt believed these numbers were a result of the "piecemeal approach" being taken with the Hannah Farms development as the issues were not resolved before the next phase commenced.

Mr. Clouse stated individuals who are licensed traffic engineers use standardized industry methods to perform traffic studies. He asked that any requested additional information be provided to staff which will then forward the request to Mr. Clouse to obtain a response from KEBS and Traffic Engineering Associates (TEA).

Ms. Oranchak added traffic counts are conducted based on how many cars travel the road at a given time. She indicated a traffic analysis focuses on the intersection where traffic problems are created, stating the analysis determines what improvements need to be made to allow the road to function properly.

Commissioner Hildebrandt added that traffic counts, not just turns, will impact bicycles being used by students.

Mr. Clouse stated a large multiple acre site is not developed all at once, and applicants use what they know at any given time, following Township ordinances and standards in place.

Commissioner Cordill suggested a right hand turn on red only would minimize auto and bicycle conflict at the intersection of Hagadorn and Hannah Boulevard.

Commissioner Scott-Craig stated Michigan State University is in the process of placing bicycle lanes in sections along Service Road which will lead to Hannah Boulevard in the future. He added there will be a significant shift when that occurs and the safety of thousands of students should be taken into consideration.

Chair Jackson clarified that all of the arguments mentioned during this public hearing have been taken to the ICDR, and the result is that the ICDR indicated the preferences of the Planning Commission are not going to happen at this time.

Commissioner Norkin believed that Planning Commissioners only option as citizen planners is to vote no on the project, as there is no other mechanism available to persuade the ICDR of the road dangers in that area.

Mr. Clouse clarified the concept for shared roads is for an automobile to share a lane with a bicycle, and care must be taken not to overpower the bicycle; similarly, the bicycle must not overpower the automobile. He noted each must treat the other with respect while obeying the rules of the road. Mr. Clouse did not believe ICDR's decision about traffic flow is the basis upon which to deny this mixed use planned unit development or special use permit.

Mr. Irwin requested the applicant not be held hostage over this issue, but offered to do whatever it can to help find a solution.

Commissioner Ianni expressed appreciation for the diversity of housing offered with the proposed hotel. He inquired if it was possible to reduce the number of parking places to meet the impervious surface requirement.

Mr. Petru believed the applicant could come fairly close to the required number of parking spaces. He noted when the fire turnaround was reconfigured, it reduced some of the impervious surface.

Commissioner Salehi believed the two right turn lanes onto Hannah Boulevard and Hagadorn Road are needed, specifically when future development occurs. He indicated he bicycles on the sidewalk at Grand River and Hagadorn and it is doable, adding that traffic can turn right on red now at that intersection.

Chair Jackson asked where the recommendation of a pedestrian control of the light in the median is to be located.

Principal Planner Oranchak believed it was a recommendation from the Township's consultant for pedestrians crossing Hannah.

Mr. Clouse suggested allowing him to obtain that information as he was unsure if TEA's traffic engineer has seen the Township consultant's responses as of yet.

Commissioner Cordill inquired as to the rationale for locating two hotels adjacent to one another.

Mr. Heller responded there is demand for it and they serve different clientele at different price ranges.

Commissioner Norkin asked the applicant to reconsider a turnable loop between the two hotel properties in order for guests/foreign visitors to have the ability to board a motor coach at the hotel entrance.

Mr. Irwin responded they would relay the request to corporate Marriott, taking into account the Fire Inspector's recommendation. He noted the owners of the two hotels are separate entities with partial common ownership.

Chair Jackson inquired as to why the seven (7) foot sidewalk is considered an amenity of this project.

Principal Planner Oranchak answered the connection from the hotel to the sidewalk is the amenity.

Chair Jackson closed the public hearings at 8:37 P.M.

7. Unfinished Business (None)

8. Other Business

A. Haslett Road Rezoning Request

Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated September 20, 2013.

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

Planning Commission discussion:

- The commercial designation has been in place for 40 years and commercial development has not happened
- Designation of commercial or PO on the Future Land Use Map
- Each property owner is in support of the rezoning

VOICE VOTE: Motion carried 7-0.

B. 2005 Master Plan Goals and Objectives

Director Kieselbach offered a brief overview of the Meridian Economic Development Corporation's recommended changes as outlined in staff memorandum dated September 20, 2013.

Planning Commission and staff discussion:

- Board changes meant to streamline some of the strategies

- Lack of rationale from the Board for its changes
- Concern with Board removal of specific studies
- Concern with Board changes to Goal 6: Objective C
- Concern with Board changes to Goal 7: Objective F
- Board replacement of Planning Commission language with “action” language
- Board has edited out strategy specifics
- Board has removed redundancies
- Goal 1: Objective A, Strategy 4 Board language made the statement more concise and less specific
- Board language did not change the intent of some of the Planning Commission’s strategy, but did address the specificity of the language
- Concern with Board changes in Goal 2: Objective D, Strategy 1
- Planning Commissioner preference to restore the Commission’s language in Goal 2: Objective D, Strategy 1
- Preference for presentation of the document for public input first
- Planning Commissioner concern with several of the Economic Development Corporation’s (EDC) recommended changes
- Planning Commission option to discuss Board changes after public input
- Explanation of the Master Plan process
- Appreciation for input by various stakeholders
- Planning Commissioner preference to have input from all stakeholders prior to the public hearing
- Public hearing is a legal requirement but does not preclude additional input from the public on an ongoing basis throughout the process
- Suggestion to send the “clean” copy back to the Board with either a cover letter explaining what the Planning Commission would like to have happen and/or a representative from the Planning Commission to present to the Board where the Planning Commission is at with the document
- Suggestion to assign a date specific for adoption of the revised Master Plan Goals and Objectives
- Need for a direct line of communication with the Township Board on this issue
- Suggestion for the Planning Commission to write a cover letter requesting explanations for Board changes
- Master Plan is an ongoing and living document
- Planning Commissioner preference to incorporate the EDC’s recommended changes prior to sending the document to the Township Board
- Township Clerk serves on the EDC, but chose not to offer input at the EDC level since he will be reviewing the Master Plan when it comes before the Board
- Inquiry as to Planning Commission facilitation of EDC input
- Suggestion by the Chair to deal with the specifics of the EDC recommendation prior to sending it back to the Board
- Staff reminder that the act requires the Township to review the Master Plan every five (5) years, but does not mandate that it be changed
- Suggestion to review the EDC recommendations
- Goal 3: Objective A, Strategy 1: EDC recommendation to “incorporate” is an action
- Capital Area Transportation Authority’s (CATA) Transportation Study noted in Goal 3: Objective A, Strategy 1 is a regional study
- Goal 3: Objective A, Strategy 1: Concern with binding the Township to the appropriation of money through the reincorporation of “action” words

- Goal 3: Objective A, Strategy 1: Belief the intent is to incorporate data from the CATA Transportation Study which requires exploration of the document to ascertain what is useful to the Township
- Belief the Board changes make the language so general that it means nothing
- CATA Transportation Study was funded through the Federal Transit Authority (FTA) to look at improvements on the Grand River Corridor from the Capitol to the Meridian Mall
- Transportation Study resulted in bus rapid transit as the preferred option
- Next "round" of funding which was recently approved by the FTA is for design and engineering of the system
- A separate study commenced in May with money received by Tri-County from the US Department of Housing and Urban Development (HUD) which covered the area down the Michigan/Grand River corridor from the Capitol to Webberville
- Belief the Board's rationale for changing the language in Goal 3: Objective A, Strategy 1 was to allow participation in both redevelopment efforts
- Suggestion to incorporate a third component of transportation in the goals and objectives titled Meridian Township Transportation Plan which includes, among other things, Redi-Ride
- Staff suggestion that these general broader issues should be brought up in the Transportation Goals
- Goal 6: Objective F addresses the coordination of Meridian Township's transportation planning with regional planning efforts
- Suggestion to rephrase Goal 3: Objective A, Strategy 1: Participate in regional efforts to redevelop the Grand River Corridor and incorporate results, where appropriate

It was the consensus of the Planning Commission to hold a work session on the 2005 Master Plan Goals and Objectives on Monday, October 7th at 7:00 P.M.

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Cordill spoke to inclusion of the proposed Haslett Road rezonings in the Master Plan's Future Land Use Map. She voiced frustration when dealing with a large MUPUD and not having the broader perspective on roads/traffic patterns in the area.

Chair Jackson announced the appeal of Special Use Permit #13121 will be heard by the Township Board on Tuesday, October 15, 2013 and appointed Commissioner Ianni as the Planning Commission representative for that meeting.

Members of the Planning Commission requested a written communication from the Township Attorney on whether the millage approved by the voters for the new central fire station is tied to the proposed site.

10. New applications

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

11. Site plans received

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

12. Site plans approved

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

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 10:04 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**Special Use Permit #13-77021
(DTN Management)
October 10, 2013**

APPLICANT: DTN Management
2502 Lake Lansing Road
Lansing, MI 48912

STATUS OF APPLICANT: Property owner

REQUEST: To allow CSL Plasma to open and operate a plasma donation center

CURRENT ZONING: C-2 (Commercial)

LOCATION: 6075 Hagadorn Road – Carriage Hills Shopping Center

EXISTING AREA LAND USES: N: Commercial and Multiple-Family
S: Commercial
E: Multiple-Family
W: Commercial

CURRENT ZONING IN AREA: N: C-2 (Commercial) and RC (Multiple Family-Medium Density)
S: C-2 (Commercial)
E: RC (Multiple Family-Medium Density)
W: C-2 (Commercial)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

Richard F. Brown, Jr.
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: October 10, 2013

RE: Special Use Permit #13-77021 (DTN Management), a request to open and operate a plasma donation center in Carriage Hills Shopping Center

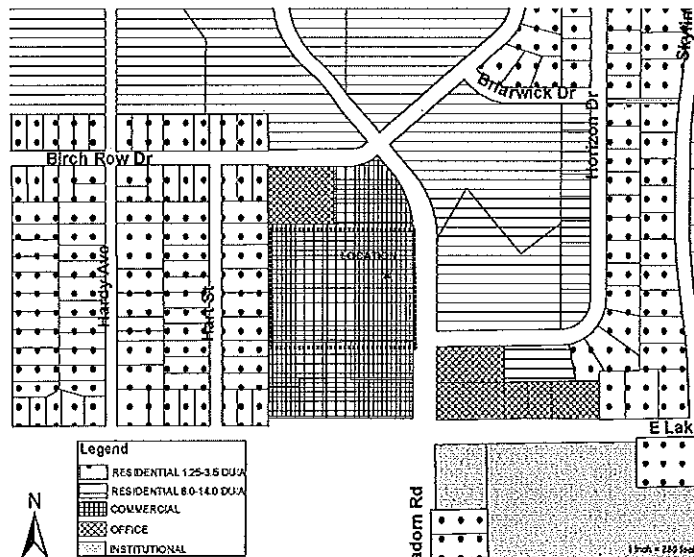
DTN Management is requesting a special use permit to allow CSL Plasma to open and operate a plasma donation center at 6075 Hagadorn Road in the Carriage Hills Shopping Center. The plasma donation center is proposed to occupy approximately 13,300 square feet of floor area in the eastern half of the former L & L Supermarket, later known as the C & H Supermarket.

Special Use Permit (SUP) #77021 for the Carriage Hills Shopping Center was approved by the Planning Commission on February 21, 1977. The existing shopping center contains a total of approximately 62,350 square feet of commercial retail space. A modification to SUP #77021 is required because a plasma donation center is not a use which is specifically identified as being permitted by right or special use permit in the C-2 (Commercial) District. The plasma donation center is reviewed under Section 86-659. of the Code of Ordinances as an "Other Special Use."

2005 Master Plan

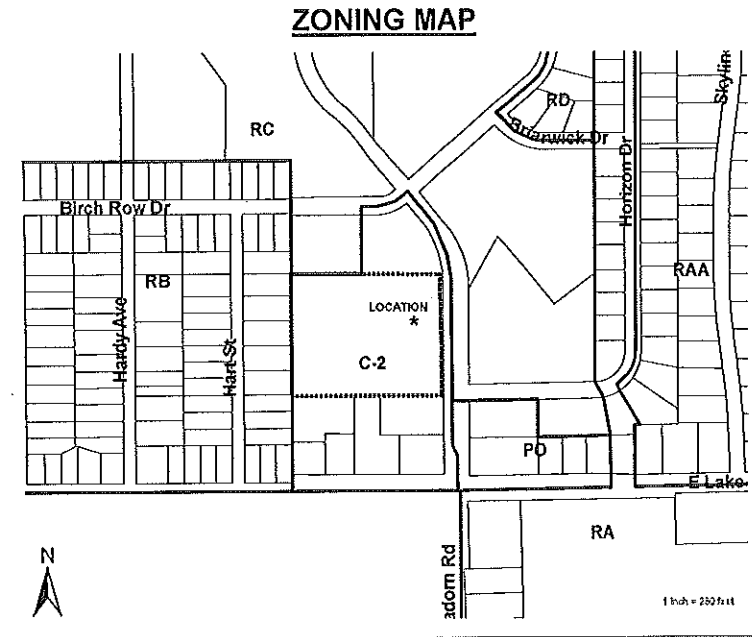
The 2005 Master Plan's Future Land Use Map identifies the subject site as Commercial.

FUTURE LAND USE MAP



Zoning

Zoning on the subject site is C-2 (Commercial).



Staff Analysis

While a plasma donation center has medical use activities associated with it, it is not licensed by the State of Michigan. Section 86-404(c)(7) lists uses permitted by right in the C-2 (Commercial) district and specifically allows:

“Offices of professionals licensed by the State of Michigan to treat human patients such as but not limited to chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists, and psychologists.”

A special use permit was deemed necessary as the proposed plasma donation center does not fall under the list of uses permitted by right nor is it listed as a use allowed by special use permit in the C-2 (Commercial) zoning district. As a result, Planning Commission review must be considered under Other Special Uses.

The applicant has indicated the proposed plasma donation center will operate 12-14 hours per day, seven days a week, which are similar hours to that of a grocery store. A total of 60 employees operating on two to three shifts is expected when the facility is in full operation. The facility will contain 48 beds, two new donor booths, two video consent booths, six return donor vitals booths, and three information kiosks.

Sufficient off-street parking currently exists on the site that it complies with the requirements of the Code of Ordinances. In addition, the site contains a CATA bus stop on the west side of Hagadorn Road and the applicant will be installing bicycle parking.

While undergoing Site Plan Review, the applicant will be required to bring the site up to current standards regarding landscaping, lighting, signage, and other standards found in the Code of Ordinances. This includes removing the non-conforming signs on the east and south facades of the building and properly screening the dumpster. The existing planter box at the front of the building is to be removed and replaced with the required four foot perimeter landscaping in partial compliance with the Code.

The standards for review of the project are contained in Section 86-126 and Section 86-659 of the Code of Ordinances. A copy of the criteria for a special use permit is attached. The requirement for Other Special Uses calls for a complete set of plans and specifications for site development and structural reconstruction to be submitted. The plans must include applicable site details such as boundaries of property, structure locations, grading, drainage, water supply and waste disposal plans, and general structural plans showing design, height, floor area, bulk, and volume.

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the hearing so that the project may begin as soon as possible. Before acting on the applicant's request the same night as the public hearing, the Planning Commission must first suspend Bylaw 6.4a. The following motion is provided to suspend Bylaw 6.4a:

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #13-77021 the same night as the public hearing.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #13-77021. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve
2. Special use permit review criteria
3. Application materials
4. Approval letter for Special Use Permit #77021
5. Site plan, floor plan, and building elevations

RESOLUTION TO APPROVE

**Special Use Permit #13-77021
(DTN Management)
Plasma donation center**

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 13th day of October 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, DTN Management requested a special use permit (Special Use Permit #13-77021) to allow CSL Plasma to open and operate an approximate 13,300 square foot plasma donation center in the Carriage Hills Shopping Center; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13-77021 at its meeting on October 14, 2013, and reviewed the staff material forwarded under cover memorandum dated October 10, 2013; and

WHEREAS, the proposed plasma donation center is consistent with Section 86-126 of the Code of Ordinances, the general standards for the granting of a special use permit by being harmonious with the general character of the vicinity, by not adversely affecting or being hazardous to neighboring uses, nor by having an adverse impact on the economic welfare of the Township; and

WHEREAS, the proposed plasma donation center is consistent with the submittal requirements outlined in Section 86-659.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13-77021 subject to the following conditions:

1. Approval is subject to the site plan prepared by KEBS, Inc., dated October 4, 2013; the floor plan prepared by Novus Architects, dated July 2, 2013; the building elevations prepared by Novus Architects, dated September 17, 2013; and the related materials submitted as part of Special Use Permit #13-77021, subject to revisions as required.
2. The applicant shall obtain any applicable permits, licenses, and approvals from the State of Michigan, Ingham County, and the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.
3. The applicant shall provide suitable pedestrian access to the facility from the pedestrian-bicycle pathway located along the west side of Hagadorn Road.
4. All medical and other hazardous wastes shall be handled and disposed of using methods, which are consistent with federal, state, and county health regulations.

**Resolution to Approve
SUP #13-77021 (DTN Management)
Page 2**

- 5. Signs located on the east and south facades of the building, which were installed without receiving permits from Meridian Township, shall be removed.
- 6. The area where the planter box is to be removed shall be converted to the required four-foot perimeter landscaping, subject to approval during site plan review.
- 7. Site elements such as parking lot maintenance, landscaping and lighting shall be updated as determined necessary during site plan review.
- 8. All applicable conditions of Special Use Permit #77021 shall remain in effect.

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 a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of October, 2013.

Patricia Jackson, Chair
Meridian Township Planning Commission

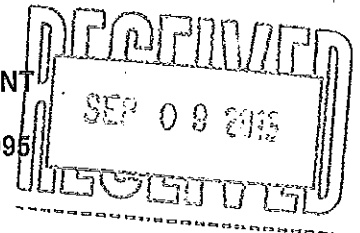
SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater 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.

13-77021

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 DTN MANAGEMENT - ALLEN RUSSELL
Address of Applicant 2502 LAKE LANSING / LANSING, MI 48912
Telephone - Work 371-5302 Home _____ Fax 371-5356 Email arussell@dtmngt.com
Interest in property (circle one): Owner Tenant Option Other dtmngt.com
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 6075 N. HAGADORN, E. LANSING, MI 48823
Legal description (please attach if necessary)

Current zoning C-2
Use for which permit is requested / project name CSL PLASMA - PLASMA COLLECTION
Corresponding ordinance number 86-404 C (7), E (2)

C. Developer (if different than applicant) DTN
Address _____
Telephone - Work _____ Home _____ Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name NOVUS ARCHITECTS - DAVID GREER
Address 900 JOHNNIE BOORS BLVD, MT. PLEASANT, SC 29464
Telephone - Work 843-849-7407 Home _____ Fax 843-849-6750

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 _____ 13,353 sq. ft
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 _____

K. If Multiple Housing:

Total acres of property _____
Acres in floodplain _____ Percent of total _____
Acres in wetland (not in floodplain) _____ Percent of total _____
Total dwelling units _____

Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
Number of duplexes: for Rent _____ Condo _____
Number of townhouses: for Rent _____ Condo _____
Number of garden style apartments: for Rent _____ Condo _____
Number of other dwellings: for Rent _____ Condo _____

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.
- S.

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

Part III

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

Yes No (Please check one)

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

[Handwritten Signature]
Signature of Applicant

9/9/13
Date

[Handwritten Name]
Type/Print Name

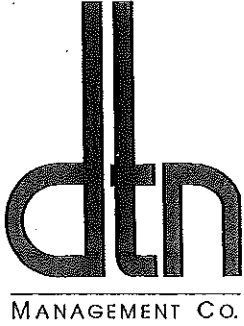
Fee: \$60.00

Received by/Date: [Handwritten Signature] 9/9/13

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.



SPECIAL USE APPLICATION
CSL PLASMA, Inc.

Carriage Hills Center
2502 Lake Lansing
E. Lansing, MI 48823

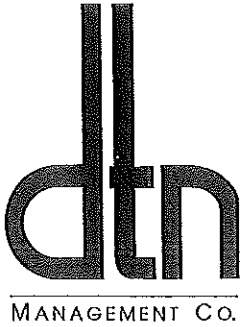
DTN is filing for this SUP on behalf of our proposed tenant, CSL Plasma, Inc. CSL is, in layman's terms, a blood donation center, although they also do some processing after the donation is collected. CSL is a large national company that already operates a blood center at the corner of Jolly and Cedar streets in Lansing, MI. A listing of their various professional certifications is provided.

The proposed lease is for 13,535 s/f at the east end of the space formerly occupied by the groceries at Carriage Hills – see attached drawing. There will be no alteration to the footprint or height of the existing structure, but a new facade for the front and east end is proposed – see attached elevation prepared by the client's architect.

While a blood lab is not specifically permitted by ordinance in C-2 zoning, Sec. 86-404. - C-2 commercial district, (c) (7) reads: "Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients." We do not believe a blood center is much of a "stretch" from the stated permitted uses.

There is no anticipated negative impact on traffic, or the quiet enjoyment of our other clients at Carriage Hills Center. In fact we, and our other existing clients at the Center, anticipate the arrival of CSL Plasma will generate most welcome added traffic that will benefit all of the neighboring businesses.

Allen Russell
DTN Management Company

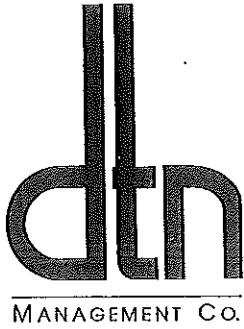


MERIDIAN CHARTER TOWNSHIP

SPECIAL USE PERMIT
CSL PLASMA

SUP REQUEST STANDARDS:

1. We believe the project is consistent with the intent of the ordinances.
2. The project is consistent with applicable land use and comprehensive development plans.
3. The redesigned "store front" will update the dated façade in a pleasing manner – sketch supplied.
4. The project will not adversely, or be hazardous to, the neighboring uses.
5. The project should boost the economic welfare of the surrounding business by bolstering a currently depressed traffic flow.
6. There are no utility issues with this existing site.
7. The current utilities serve the site adequately.
8. There are no planned activities for this site that would be noxious or hazardous.
9. The use should have no impact on natural resources.



September 19, 2013

Ms Gail Oranchak, AICP
Principal Planner
Charter Township of Meridian
Via email

Re: Carriage Hill – Plasma Center

Ms Oranchak,

Please accept, and forward to the Planning Commission, this request that the Commission consider making their decision on the application in question the evening of first hearing. We do not anticipate the application being troublesome or controversial, and timing in completing our lease and the ensuing build-out is tight.

Thank you for your efforts, and if there are any additional materials or information that would be useful in moving this application forward, please advise me at once.

Regards,

A handwritten signature in cursive script that reads 'Allen Russell'.

Allen Russell
DTN Management Company



CSL PLASMA CENTER
CARRIAGE HILLS CENTER

Responses to questions from staff:

The completed Health Impact Assessment form is attached

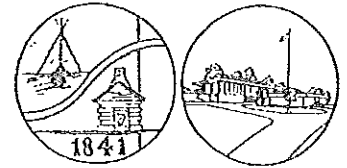
The proposed finish materials for the new elevation are noted on the attached plan

Proposed bicycle parking is noted on the elevation plan

There is a CATA bus stop along the Hagadorn curb line directly east of the SE corner of the suite

The operator indicates that at peak proposed operation, which often takes two years to achieve, the center would likely operate 12-14 hours, seven days a week and employ up to 60 people staffing two to three shifts a day

CHALJER TOWNSHIP OF MERIDIAN



TOWNSHIP BOARD

JAMES L. DORRANCE SUPERVISOR
VIRGINIA L. WHITE CLERK
THOMAS L. MINTER TREASURER

GEORGE E. FRITZ TRUSTEE
ULREH V. MOSTOSKY TRUSTEE
SADAYOSHI OMOTO TRUSTEE
CARLENE L. WEBSTER TRUSTEE

March 4, 1977

RICHARD N. CONTI SUPERINTENDENT

Mr. R.L. Ancell
Markland Development, Inc.
3250 28th Street, S.E.
Grand Rapids, MI 49508

RE: Special Use Permit #77021

Dear Mr. Ancell:

At their regular meeting held on February 21, 1977, the Meridian Township Planning Commission voted to approve Special Use Permit #77021. This approval is for development of a 30,000 square foot retail shopping facility at the corner of Hagadorn and Lake Lansing Roads, directly to the east of the present Carriage Hill Shoprite; and is granted in accordance with the approved site plan on file in our office and with the following conditions:

- 1) The structure be moved 30 feet east to provide a greater separation, 70 feet, between the retail store and the residential property located directly west of the site.
- 2) A six foot high, solid screen shall be built along the entire west property line to screen the site from the adjoining residential property. The screen is to be constructed of poured concrete with a brick pattern provided on the surface as proposed by the applicant. The screen is to be maintained in good condition by the shopping center property owner.
- 3) A green strip a minimal of 10 feet wide is to be provided along the entire west property line to separate the drive and parking areas from the west property line and wall. Landscaping to be approved by the Department of Development Control.
- 4) Parking is not to be provided along the west property, west side of the paved area between the building and the west property line at this time. Parking may be provided in the future in this area if approved by the Planning Commission. The applicant must demonstrate the need for additional parking at that time.

March 4, 1977

- 5) The parking lot area located east and south of the structure is to be modified to accommodate the moving of the structure 30 feet to the east. The Department of Development Control is to approve the final design of the parking lot with the assurance that the minimum parking requirements set forth in the zoning ordinance are met.
6. A 30 foot wide drive is to be provided along the south property line to provide better circulation within the shopping center site. And to provide future access to the commercial property to the south.
7. All external, mechanical features such as air conditioning, condensers, electrical and telephone equipment are to be screened from view in a manner acceptable to the Department of Development Control. This requirement shall require any such equipment which may be located on the roof of the structure

In reviewing the modified parking lot design as a result of moving the building to the east, the staff is concerned about the narrow width of the drive adjacent to the south wing of the structure. Please note that the walkway adjacent to the building is to be covered by a canopy, thus prohibiting the widening of the drive through the elimination of any portion of the drive. I have enclosed a sketch showing a possible revised plan.

The Special Use Permit is valid for a period of one year or until March 21, 1978, before which time construction must begin.

If you have any questions in this regard, please feel free to contact me.

Yours truly,

Joseph E. Harris

Joseph E. Harris

Director of Development Control

JEH:ljb
enc.

cc: Jack Muehlenbeck
Richard Sode

**Commercial Planned Unit Development #13034
(Jeff Kyes)
October 10, 2013**

APPLICANT: Jeffrey W. Kyes
2116 Haslett Road
Haslett, MI 48840

STATUS OF APPLICANT: Owner's Representative

REQUEST: Establish a C-PUD and add to the existing Meridian Mall building

CURRENT ZONING: C-3 (Commercial)

LOCATION: 1982 Grand River, Okemos, MI

AREA OF SUBJECT SITE: Approximately 92.77 acres

EXISTING LAND USE: Meridian Mall

EXISTING LAND USES IN AREA: North: Central Park Drive and Township offices
South: Grand River Avenue commercial
East: Marsh Road commercial
West: commercial and Okemos Post Office

CURRENT ZONING IN AREA: North: RAAA (Single Family-Low Density)
South: C-3 Commercial
East: C-2 and C-3 (Commercial)
West: C-2 and C-3 (Commercial)and RDD (Multiple Family up to 5 du/acre

FUTURE LAND USE DESIGNATION: Commercial Core

FUTURE LAND USE MAP: North: Institutional, Office, and Park
South: Commercial Core
East: Commercial Core
West: Commercial Core and Residential 5.0-8.0 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:

Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: October 10, 2013

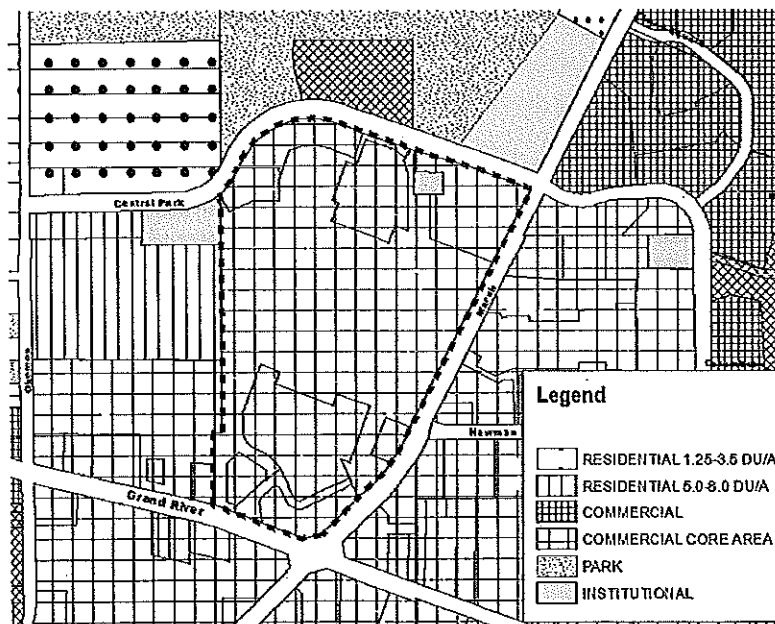
RE: Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish a C-PUD for the Meridian Mall site and to construct an approximate 18,650 square foot addition onto the existing building

Jeff Kyes, acting as the representative for CBL Properties has submitted a request to establish a commercial planned unit development for the Meridian Mall and to construct an approximate 18,650 square foot addition onto the building to accommodate a future retail tenant. The addition will be located on the north side of the Mall building west of Penney's on land currently used as a Mall service area. The addition will be combined with existing tenant space to create an approximate 30,000 square foot retail space. The C-3 (Commercial) zoned site is approximately 92.77 acres with frontage on Grand River Avenue, Marsh Road and Central Park Drive.

Master Plan

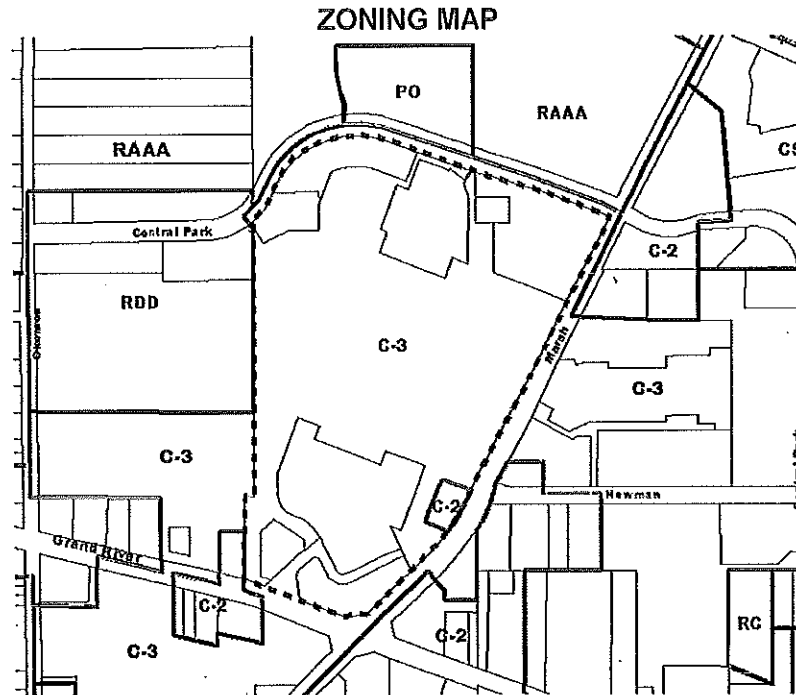
The 2005 Master Plan's Future Land Use Map designates the subject site in the Commercial Core category.

FUTURE LAND USE MAP



Zoning

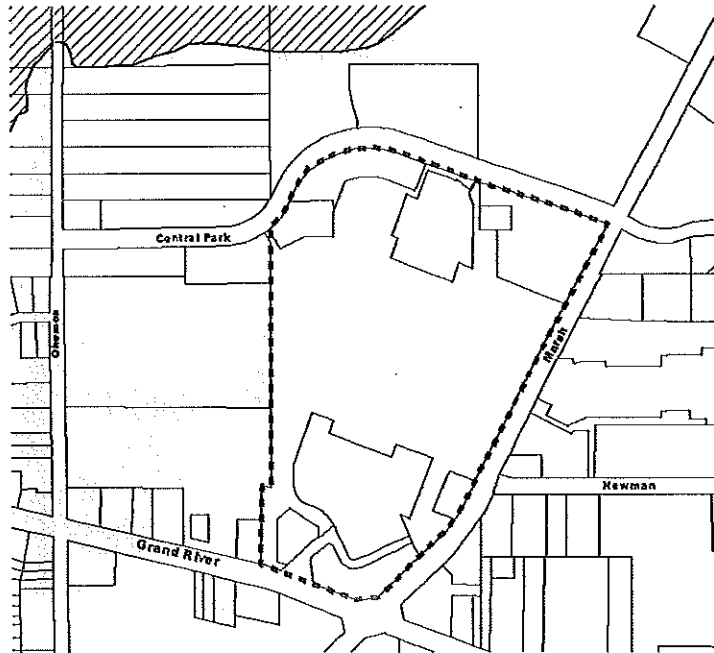
The subject site is zoned C-3 (Commercial). The site greatly exceeds zoning ordinance requirements for 100 feet of lot width on all streets and 10,000 square feet in lot area.



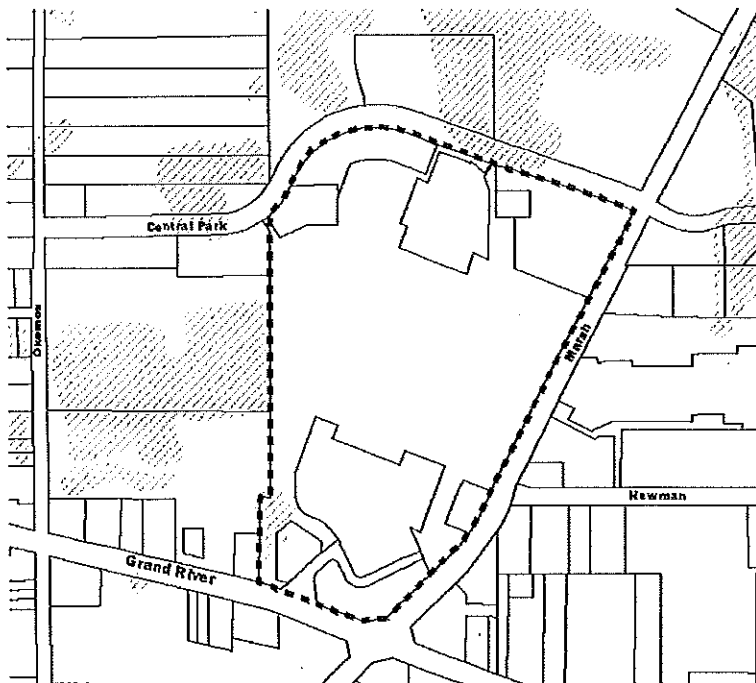
Physical Features

Except for several undeveloped outlots near Central Park Drive and Grand River Avenue, the site is developed with buildings, parking lots and associated landscaped areas. According to the Flood Insurance Rate Map (FIRM), floodplain associated with the Pine Lake Drain skirts the west side of the site near the ring road. No construction activities are planned for this area of the site. The Township Wetland Map shows an approximately two acre wetland identified as Wetland #22-22 is present near the southwest corner of the site. A wetland delineation was not required since construction activities are not planned for this location. Neither site nor the surrounding streets have a special designation on the Township Greenspace Plan. The Wolverine pipeline extends the full length of the site near the west property line.

FLOODPLAIN MAP



WETLAND MAP



Streets and Traffic

Mall entrances are located on Grand River Avenue (1), Marsh Road (3) and Central Park Drive (3). A ring road provides internal access around the mall and a service drive connects the mall site with the adjacent retail center to the west (Best Buy and Office Max). Seven foot wide pedestrian-bicycle pathways are present along all three streets. Based on the small size of the addition compared to the total square feet of the mall, the applicant's traffic consultant has provided a letter stating the proposed addition does not increase the number of vehicle trips to the extent either a traffic analysis or impact study is required.

Utilities

The site is connected to the municipal water and sanitary sewer systems.

Public Safety

The Fire Department is working with the applicant regarding possible relocation of the fire department connection and the sprinkler system capacity.

Staff Analysis

The request under review is the establishment of a commercial planned unit development (C-PUD) for the Meridian Mall site and the expansion of the Mall's main building with the addition of 18,650 square feet for a potential future tenant. C-PUDs are reviewed in accordance with Section 86-444 of the zoning ordinance, added in 2011. The C-PUD ordinance may be used in all commercial zoning districts: C-1, C-2, C-3 and CS. All uses permitted by right and by special use permit in the underlying zoning district are permitted in a C-PUD.

The C-PUD ordinance is intended to encourage investment in commercial properties, to provide reasonable flexibility to ensure the continuing economic vitality of the township's commercial areas, to provide an opportunity to collaborate with stakeholders to promote the goals of the township, to promote innovative and environmentally conscious site design and utilization, to implement master plan goals of smart growth, walkability and compact development, and encourage projects marketable to the public.

Performance objectives include: provide good internal and external access to the street for pedestrians and bicycles, minimize environmental impacts by using green building and site development techniques. enhance access to all alternative transportation modes include public transportation, use of quality building materials, provides buffering between any conflicting feature of the design and an adjacent residential land use, adherence to Smart Growth principles and preference for rear and side yard parking.

The 18,650 square foot addition is proposed for the building's north side, east of the Penney's store. Currently, a service area for the mall occupies the space. It is partially enclosed except for an opening that permits mall vehicles to enter and exit the service area. The building addition will extend approximately 77 feet north of the current Penney's north façade. The

access drive located where the building addition is planned will be redesigned to accommodate the addition and the number of parking spaces will be reduced.

An applicant may submit a written request for waivers as part of the C-PUD application. A waiver is permission granted by the Township Board to depart from the requirements or standards of the underlying zoning ordinance. The applicant has requested the following waivers:

1. **Parking.** The parking requirement for retail centers consisting of more than 600,000 square feet of gross leasable area is 5 spaces for every 1,000 square feet of gross leasable floor area. In 2000, Meridian Mall was granted a variance to reduce the standard to 4.67 parking spaces for every 1,000 square feet of gross leasable floor area. With the new addition, 4,715 spaces are required. The applicant has requested a waiver to reduce the standard to 4.54 spaces per 1,000 square feet of gross leasable floor area or a total of 4,584 parking spaces partially to compensate for the 88 spaces required for the new addition and the loss of approximately 40 spaces due to the redesign of the parking area north of the building. The applicant's request indicates many parking spaces go unused.
2. **Light Pole Height.** A waiver has been requested from the maximum light pole height, to allow current and future light poles to be constructed or replaced at the height of existing poles. The pole height standard appears in the Lighting Ordinance. The maximum height permitted is 30 feet and the applicant has requested the waiver to allow 35 foot poles.

The following information summarizes the project's compliance with selective standards for development in the C-3 district and as a C-PUD.

Impervious Surface. Generally, C-3 zoned sites may be 70 percent impervious. In 2000, the Zoning Board of Appeals granted a variance, associated with the expansion of the Mall that added current Younker's and Schuler's wing. Based on the variance, the site is currently 82.54 percent impervious and 17.46 percent pervious. The applicant proposes no change to the impervious/pervious surface ratio.

Amenities. One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the Zoning Ordinance. If multiple amenities are shown, the ordinance suggests they should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-444(d)(3) of the C-PUD ordinance.

The site plan lists two sets of amenities, one to convert the Mall site to a C-PUD and one for the proposed 18,650 square foot addition. Existing and proposed amenities are listed by category as follows:

Existing Amenities for Mall conversion

1. **Accessibility:** transit stops/transfer station, pedestrian and bicycle access to the pedestrian-bicycle pathway route, bicycle racks in multiple locations

2. Site and building design: underground utilities
3. Social interaction: outdoor public benches

Proposed for the building addition

1. Accessibility: Covered bicycle racks
2. Social interaction: Public seating benches
3. Site and building design: Planters and pavers
4. Environment: permanent open space

Building materials. A colored rendering of the addition's north façade has been provided. The exterior finish materials will include three colors of a masonry product, exterior insulation and finish system (EFIS) above and to the west of the entrance, aluminum storefront and entrance system, an area of horizontal ribbed metal siding, and cast stone accents.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-444(f)(2)a.. Bicycle racks are planned however examples of designs and materials have not been provided for consideration.

Outdoor Lighting, Street Trees, Signs and Advertising Structures and Off-street Automobile Parking, Bicycle Parking and Parking Lot Landscaping Requirements. Unless a waiver has been requested and granted, the project must comply with the Outdoor Lighting ordinance, and Zoning Ordinance requirements for streets trees, signs and advertising structures, off-street parking for motorized vehicles and bicycles, and parking lot landscaping.

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

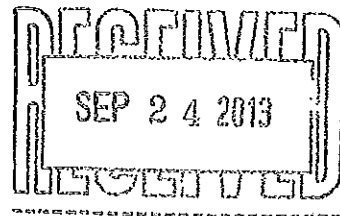
Planning Commission Options

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

Attachments

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

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



COMMERCIAL PLANNED UNIT DEVELOPMENT APPLICATION

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

Part I

- A. Applicant JEFFREY W. KYES
 Address of Applicant 2116 HASLETT ROAD
 Telephone - Work (517) 339-1014 E-Mail JKYES@KEBS.COM Fax (517) 339-8047
 Interest in property (circle one): Owner Tenant Option Other AGENT FOR MALL
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 1982 GRAND RIVER, OKEMOS 33-02-02-23-101-011
 Legal description (please attach if necessary) SEE ATTACHED
 Current zoning C-3
 Project name MERIDIAN MALL REDEVELOPMENT RETAIL BUILDING ADDITION
- C. Developer (if different than applicant) MERIDIAN MALL LIMITED PARTNERSHIP
 Address 2030 HAMILTON PLACE BLVD., CHATTANOOGA, TN 37421
 Telephone: Work (423) 855-0001 E-Mail SKIP.ALEXANDER@CBLPROPERTIES.COM Fax N/A
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS INC. - JEFFREY W. KYES
 Address 2116 HASLETT ROAD
 Telephone(s) (517) 339-1014 E-Mail JKYES@KEBS.COM Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 92.77 Net 92.77 (ENTIRE MALL)
- F. Proposed Uses and Site Amenities:
1. Use(s)
 - a. Type(s) RETAIL SALES
 - b. Gross Floor Area ± 18,650 SF
 - c. Usable floor area ± 15,000 SF
 - e. Number of employees 50 TOTAL, 20 PER SHIFT
 - f. Hours of operation TYPICAL 10AM-9PM (MATCH MALL HOURS)
 3. Number of Parking Spaces Required: 4.67 SPACES / 1,000 SF (BY VARIANCE)
 Number of Parking Spaces Proposed: 4.54 SPACES / 1,000 SF (BY WAIVER)
 4. Proposed Amenities: Type PUBLIC OUTDOOR SEATING BENCHES
 Type COVERED BIKE PARKING
 Type SIDEWALK PLANTERS AND RAVERS
 Type _____
- G. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Legal Description of the property. (A sealed survey may be required)

3. Evidence of property ownership or a letter from the property owner authorizing the request submitted with proof of property owner from the author of the letter.
4. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include but need not be limited to: soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
5. If the project is to be phased, a document generally describing the proposed phasing program.
6. A written request identifying each waiver and each amenity.
7. A map drawn to an engineer's scale of the total property showing its location in the township and its relation to adjacent property.
8. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
9. A schematic layout of the proposed storm sewer system.
10. Site Plans: 16 copies (Fifteen (15) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a multiple site plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
11. Building elevations (all sides) drawn to scale and in color. Elevations should be accompanied by material samples or a display board of the proposed exterior materials and colors.
12. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
13. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
14. A lighting plan (see Chapter 38, Article VII).

15. Copies of comments from reviewing agencies such as, but not limited to, the following:
- Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)

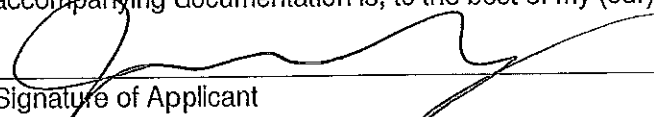
H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

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

Yes No (Please check one)

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



 Signature of Applicant


9/13/2013

 Date

JEFFREY W. KYES P.E.

 Type/Print Name

Fee: 94,120.

Received by: 
 Date: 9/24/13

Pre-Application Meeting Held: _____
 Date

Application Complete: _____
 Date

By: _____
 Staff

**COMMERCIAL PLANNED UNIT DEVELOPMENT
APPLICATION
MERIDIAN MALL, OKEMOS, MI**

Part I

G. 4. Proposed expansion location was chosen to minimize impact to existing internal and external elements of the Meridian Mall.

G. 6. Existing Amenities

- Transit stops – CATA
- Pedestrian/Bike access to Marsh Road and to Central Park Drive
- Park area with no future development
- Underground utilities

Proposed Amenities

- Public seating benches
- Covered bike parking
- Planter and pavers

Waiver Requests

- Parking – waiver of 0.13 spaces/(1,000 s.f. of building) from approved variance to make required parking = 4.54 spaces/1,000 s.f.
 - The property is currently over-parked with not all spaces being utilized. The waiver would allow reducing the number of unused spaces and provide the possibility of further expansion to best utilize the property.
 - Open granting the waiver, the property will still meet commercial parking requirements of other districts.
- Light Poles – waiver of 5' of height of poles to make max pole height = 35'
 - The ordinance limits the maximum height of light poles to 30'. The existing light poles around the mall property are 35' tall.
 - Granting the waiver would allow current and future light poles to be constructed/replaced at the height of existing poles on the property.

August 28, 2013

Mr. Jeff Kyes, PE
KEBS, Inc.
2116 Haslett Road
Haslett, MI 48840

**Traffic Engineering
Associates, Inc.**
517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

Dear Mr. Kyes:

Traffic Engineering Associates, Inc. (TEA) conducted a review for the proposed new Meridian Mall Re-development, Retail Building Addition to be located in the Meridian Mall, Meridian Charter Township, Ingham County, Michigan.

It is our understanding that the new department store will occupy approximately 30,000 square feet of existing floor space inside the Meridian Mall once occupied by other retail stores. The new department store will also be adding an additional 18,000 square feet of new floor space to the Meridian Mall.

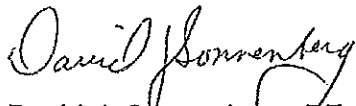
The purpose of this review is to determine if the additional 18,000 square feet of additional new floor space will justify a traffic assessment, or, a traffic impact study. Using the 9th edition of the Trip Generation Manual, Land Use Code 875 – Department Store, the AM peak hour trip generation will be 11 vehicle trips, 7 entering and 4 exiting; the PM peak hour trip generation will be 34 vehicle trips, 17 entering and 17 exiting; and the weekday total trip generation will be 412 vehicle trips.

In accordance with the "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities", the threshold for a traffic assessment is 50 peak hour directional trips or 500-749 weekday trips, and for a traffic impact study the threshold is 100 peak hour directional trips or more than 750 weekday trips.

The vehicle trips to be generated by the proposed additional 18,000 square feet of floor space for the new Meridian Mall Re-development, Retail Building Addition do not meet the threshold standards for either a traffic assessment or a traffic impact study.

If you have any questions, please write or call.

Sincerely,

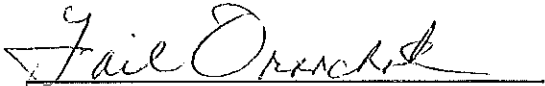

David J. Sonnenberg, PE



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: September 19, 2013

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

The Planning Commission held a public hearing on September 23, 2013 to consider the request from Hannah Hospitality, LLC for a mixed use planned unit development to develop a three-story, 96-room "extended stay" Residence Inn by Marriott on an approximate 2.5 acre parcel, zoned C-2 (Commercial) and located on the south side of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway.

In a memorandum to the Planning Commission dated October 4, 2013, the applicant indicates consideration was given to several items addressed by the Planning Commission. Following is a summary of the memo:

- The applicant prefers the design with an on-site turnaround for emergency vehicles citing the experience of the Towne Place Suites and its lack of conflicts entering and exiting onto Hannah Boulevard, a preference for preserving as much green space as possible on both sites, and to preserve three trees at the pass-through location.
- The number of parking spaces has been reduced from 102 to 96, the number required for a 96-room hotel. Comparing the plan dated August 30, 2013 to the one dated October 7, 2013, five of the six eliminated spaces were in the row along the south property line. The sixth eliminated parking space was located near the southwest corner of the building.
- Parking lot islands have been widened along the west and south rows of parking and where the single parking space was eliminated. Although pervious surfaces increased in those areas, the increases were offset by the addition of the on-site turnaround for emergency vehicles. However, the applicant estimates total pervious surfaces remain above 30 percent at 30.04 percent. The percentage of pervious surfaces shown on the August 30, 2013 plan was 30.35 percent. The minimum amount of pervious surfaces required for C-2 district sites is 30 percent which may be waived by the Township Board in approving a MUPUD.
- A photometric plan showing light levels using 15 foot tall light poles and lighting fixture cut sheets have been provided. The 15-foot light pole height has been used in the three previous primarily residential phases of the Hannah Farms Mixed Use Planned Unit Development.

Rezoning #13131 (Hannah Hospitality)
Planning Commission (10/10/13)
Page 2

- A more thorough landscape plan has been provided although the plan continues to show only grass being planted along the east side of the building. Typically trees and shrubs are required in buffer areas between properties unless they conflict with underground utilities. The landscape plan will be evaluated during site plan review for such conflicts.

In a letter dated September 27, 2013 the Ingham County Drain Engineer commented low impact design techniques such as rain gardens and/or bioswales will be required. The applicant provided a site plan indicating stormwater runoff will be pre-treated and designed to comply with Ingham County Drain Commissioner standards.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A resolution to approve is attached.

Attachments

1. Resolution to approve
2. Applicant memorandum dated October 4, 2013
3. Letter from Dave Love, Ingham County Drain Engineer dated September 27, 2013
4. Revised cover sheet, utility/storm plan, pervious/impervious plan, landscaping plan and existing survey plan dated October 7, 2013 and a photometric plan dated October 2, 2013

RESOLUTION TO APPROVE

**MUPUD #13024
(Hannah Hospitality LLC)
S. of Hannah, E. of Esoteric, W. of Eyde Pkwy.**

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 14th day of October 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Hannah Hospitality, LLC has requested a mixed use planned unit development consisting of a 96-room Residence Inn by Marriott in one building on an approximately 2.5 acre site located south of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on September 23, 2013 and reviewed and discussed staff material forwarded under staff memorandums dated September 19, 2013 and October 10, 2013; and

WHEREAS, the approximately 2.5-acres, as part of an overall 81-acre site, was rezoned in 2008 from RP (Research Park) to C-2 (Commercial) subject to conditions offered by the applicant to develop the entire 81-acre site as a mixed use planned unit development; to permit a maximum number of residential units between 1,010 to 1,159 distributed throughout and/or on portions of the 81-acre site; and, availability and adequacy of public services to serve the development; and

WHEREAS, the subject site is appropriately zoned C-2, (Commercial), which allows for a mixed use planned unit development and the proposed hotel use; and

WHEREAS, the proposed mixed use planned unit development will be harmonious and appropriate with the existing and intended character of the general vicinity; which includes The Towne Suites Hotel by Marriott, Hannah Lofts, The Lodges of East Lansing I and II and development of the remaining acres in the overall mixed use planned unit development which are zoned C-2 (Commercial) and PO (Professional and Office) to the south, east, and west; and

WHEREAS, the proposed hotel is intended as the fourth phase of an integrated "urban neighborhood," that provides a variety of commercial and housing options in the Township; and

WHEREAS, the proposed mixed use planned unit development will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development can be adequately served by public water and sanitary sewer; and

**Resolution to Approve
MUPUD #13024 (Hannah Hospitality)
Page 2**

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #13024, subject to the following conditions:

1. The recommendation for approval is based on the revised cover sheet, utility and storm plan, pervious/impervious plan, landscaping plan and existing survey plan dated October 7, 2013; a photometric plan dated October 2, 2013; and, floor plans and elevation plans dated received by the Township August 30, 2013, subject to revisions as required.
2. MUPUD #13024 (Hannah Hospitality, LLC) to construct a single building for use as a Residence Inn by Marriott shall be contingent on the approval of SUP #13131 (Hannah Hospitality).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Cover Sheet: recreational sport court, outdoor gathering patio, and foot sidewalks that connect to Township sidewalks.
4. The character and quality of the building materials and general architectural design of the buildings should be consistent on all four sides of the building.
5. Brick, stone or masonry products should cover no less than 60 percent of building facades that are either visible from a public street or provide the main entrance to the building.
6. Site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.
7. To the greatest extent possible, existing mature and healthy trees should be used in the project's landscape plan. Where new landscaping, including street trees, is installed, it should be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department, as applicable.
8. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.
9. Any future building additions or expansions should require modification to the Mixed Use Planned Unit Development #13024 and Special Use Permit #13131.
10. Pedestrian sidewalks a minimum of seven (7) feet in width should be installed along the project's Hannah Boulevard frontage.

**Resolution to Approve
MUPUD #13024 (Hannah Hospitality)
Page 3**

11. Street and site lighting should be consistent with previously approved projects in the Hannah Farms Mixed Use Planned Unit Development. Light poles should be no taller than 15 feet in height.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 14th day of October 2013.

Patricia Jackson, Chair
Planning Commission

Patrick E. Lindemann

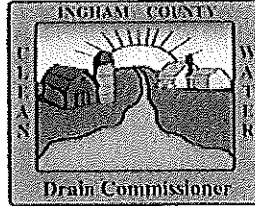
Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

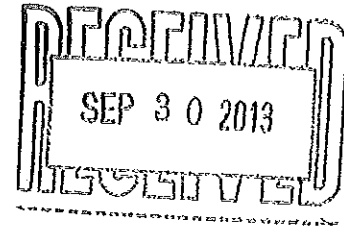
Paul C. Pratt
Deputy Drain Commissioner

David C. Love
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

September 27, 2013

Ms. Patricia Jackson, Chair
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48854



Re: Residence Inn by Marriott (MUPUD)
Meridian Charter Township – Section 20
Hannah Farm Drain Drainage District
Conceptual Site Plan Review Drain Office # 13067

Dear Ms. Jackson:

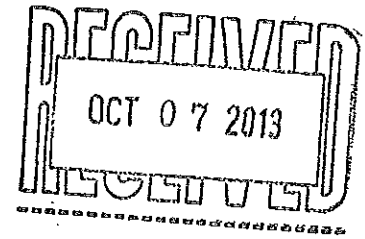
We are in receipt of conceptual plans dated July 29, 2013 for the Residence Inn by Marriott (MUPUD) project, located between Hannah Boulevard and Eyde Parkway on the east side of the existing Town Place Suites in Meridian Charter Township. This conceptual review is offered as a courtesy to Meridian Charter Township only, and should not be construed by the project owner or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review.

- The site is located in a Phase II area and the stormwater discharge should be held to adequate pretreatment standards to protect the receiving waters of the Hannah Farm Drain. Low impact design methods of handling the stormwater will be required per the Drain Commissioner's Standards (www.ingham.org/dr/drain.htm). LID pre-treatment techniques such as rain gardens and/or bioswales reduce runoff pollutants and keep as much stormwater as possible onsite.
- The storm drainage system on the site will remain private; therefore a Maintenance Agreement must be developed, signed, and recorded with the Drainage District.
- Site Plan Review and Drainage Review by this Office will be required to bring the site into compliance with EPA Phase-II guidelines.

Sincerely,

David C. Love, Ingham County Drain Engineer

cc: Hannah Hospitality, LLC
Greg Petru P.E., KEBS, Inc.



Memo

To: Charter Township of Meridian Planning Commission
From: Mitch Irwin & Greg Petru
Date: 10/4/2013
Re: MUPUD #13024 Responses to the Sept. 23 Planning Commission Public Hearing

Dear Planning Commission Members:

After the Planning Commission Public Hearing, our design team met to review several of your comments and concerns, and have revised the plan as follows:

Per request of the Meridian Township Planning Commission to explore a Pass through for public safety and guest convenience from the current TownePlace Suites by Marriott East Lansing located at 2855 Hannah Blvd. to the proposed Residence Inn by Marriott.

Commissioners asked us to discuss the possibility of a loop or "U" that would connect the back of the Parking lot of the TownePlace Suites by Marriott to the proposed Residence Inn by Marriott. The exploration was requested to assist Fire Trucks and Motor Coaches/Buses to have more access to the buildings. The project management team of Hannah Hospitality LLC along with the Management of the current TownePlace Suites by Marriott met to discuss advantages and disadvantages of constructing a pass through drive. Hannah Hospitality would prefer to go with the on-site turnaround as discussed with the Meridian Township Fire Department and presented in the plans at the September 23rd, 2013 hearing. Here are some of the discussions in regards to the cross connection consideration.

- Current Motor Coaches/Buses, Vendor Semi Trucks and Fire trucks have had access to TownePlace Suites without issue or inconvenience to the safety personal, guests, or vendors without parking or stopping on Hannah Blvd. Through on-site staff observation all motor coaches, vendor semi trucks and Fire vehicles arrive and depart via the TownePlace Suites by Marriott Parking lot, without having to stop on Hannah Boulevard.
- We would prefer to keep as much Green Space and pervious ground between the properties as possible. Constructing a pass-through would decrease the amount of pervious ground on both the TownePlace Suites site and the Proposed Residence Inn.

- We desire to keep as many of the current trees and natural features as possible to offer a buffer between the properties and offer a quieter and more intimate experience for guests and visitors. There are currently (3) trees at the pass-through location that would have to be eliminated, that would otherwise be kept in place.

Per request of the Meridian Township Planning Commission to explore increasing the open space to attain 30% pervious coverage, per the C-2 zoning, the following was done:

- A few revisions were made to the plan that helped increase the pervious area number to 30.04%. These revisions included reducing the parking spaces down to the exact number that are required and adding in the turn-around. In doing so, the landscape islands were increased in size to help provide additional space for interior landscaping.

Per request of the Meridian Township Planning Commission to review the proposed lighting fixtures and lighting pole heights, the following was done:

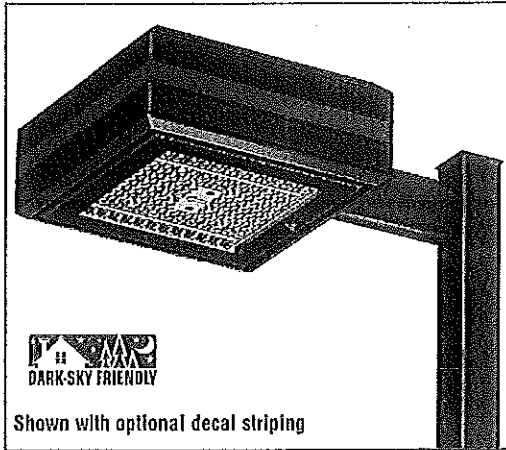
- LED lighting fixtures and 15' pole heights are currently being reviewed for compliance with Residence Inn and will be utilized where applicable. An updated lighting plan and updated cut sheets have been provided.

Per request of the Meridian Township Planning Commission to review the buffering and landscaping along the perimeters of the project, the following was done:

- An updated landscaping plan has been provided that shows the existing trees that could potentially be kept along the perimeter to go along with the proposed trees and shrubs, designed to meet the Township ordinance. Additional interior and foundation landscaping will also be provided if the project continues to move forward (Residence Inn has their own requirements and standards for enhancing the building through landscaping)

We appreciate your time and comments, and look forward to working with you throughout our project.

LED AREA LIGHTS - (XGB3) 128



Shown with optional decal striping

Crossover LED Lighting

lighting facts[®]

A Program of the U.S. DOE

Light Output (Lumens)	15348
Watts	190
Lumens per Watt (Efficacy)	81
<hr/>	
Color Accuracy Color Rendering Index (CRI)	76
<hr/>	
Light Color Correlated Color Temperature (CCT)	5655 (Daylight)
<hr/>	
<small>All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.</small>	
<small>Visit www.lightingfacts.com for the Label Reference Guide.</small>	
<small>Registration Number: KGGN-VY6XY5 (11/23/2011)</small>	
<small>Model Number: XGB3-FT-LED-128-450-CW-UE</small>	
<small>Type: Outdoor area/roadway fixture</small>	

LIGHT OUTPUT - XGB3 128						
		# of LEDs	Lumens (Nominal)			
			Type 3	Type 5	Type FT	Type FTA
Cool White	350 mA	128	11800	10500	12700	12700
	450 mA	128	14400	12600	15300	15600
Neutral White	350 mA	128	10800	10100	11800	12200
	450 mA	128	12600	12100	13700	15000

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - BI-level switching responds to external line voltage signal from separate controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available. Reflectors are field rotatable.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 143, 450 mA - 185 nominal.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RF/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 32 lbs (14.5 kg) fixture; 5 lbs. (2kg) arm

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LED AREA LIGHTS - (XGB3) 128

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 5 LED 128 350 CW UE WHT VCM ES**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Controls	Sensor/Options
XGB3 ¹ - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White Optional Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	Virtinet Wireless Network (requires a Ventura controller/Melbu Erk - see Virticus catalog page) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM ² - 0-10V Dimming (from external signal) BLS ² - Bi-level Switching (from external signal)	Sensor ES ³ - External Sensor IMS ⁴ - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell Options 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

LUMINAIRE EPA CHART⁵ - XGB3 128

	8" Bracket	12" Bracket
	2.1	2.3
	4.3	4.6
		4.1
	12" Bracket	6.7
	Required	6.8
		8.2

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

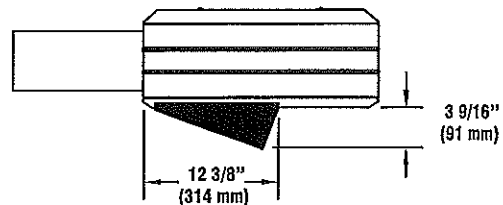
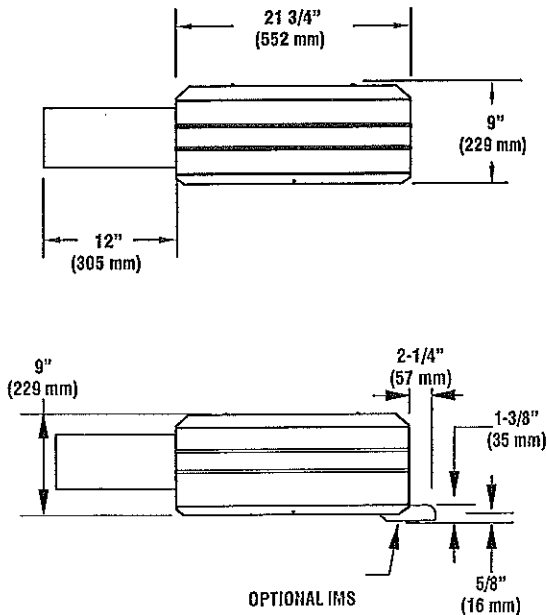
(Accessories are field installed)

Description	Order Number	Description	Order Number
XGB3-128 - HSS - House Side Shield (Black only) ⁵	465915 BLK	ROSB120 - WL Remote Box with 120V Occupancy Sensor	CF ⁶
XGB3-128 - LSS - House Side Shield Left Side (Black only) ⁵	465915 BLK	ROSB277 - WL Remote Box with 277V Occupancy Sensor	CF ⁶
XGB3-128 - RSS - House Side Shield Right Side (Black only) ⁵	465915 BLK	RPSB120 - Wet Location Remote Box with 120V External Photocell	CF ⁶
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	CF ⁶
BKS-BO-WM-4-CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	CF ⁷
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	CF ⁷
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR		

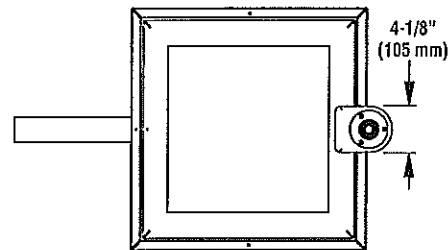
FOOTNOTES:

- 1 - Use with 6" traditional drilling pattern
- 2 - IMS, DIM and BLS are not compatible.
- 3 - Do not specify for satellite units.
- 4 - Not compatible with Virtinet wireless systems, DIM or BLS.
- 5 - House Side Shield adds to fixture EPA. IMS Sensor not available with LSS & RSS. HSS must be mounted opposite of IMS. Consult factory.
- 6 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
- 7 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

DIMENSIONS



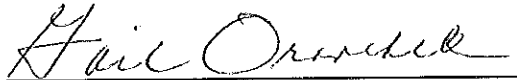
House Side Shield (465915 BLK)



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: October 10, 2013

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

The Planning Commission held the public hearing for Special Use Permit #13081 during the September 23, 2013 meeting. In conjunction with MUPUD #13024, the special use permit is being requested to construct a building that exceeds 25,000 square feet in gross floor area. The building measures approximately 72,091 square feet and will be used as a 96-room Residence Inn by Marriott. The project location is the approximate 2.5 acres zoned C-2 (Commercial) located on the south side of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway.

Although minor changes have been made to the site plan since the public hearing, building size has not changed. Revised plans are attached to MUPUD 13024.

Planning Commission Options

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

Attachment

1. Resolution to approve
2. Special use permit review criteria

RESOLUTION TO APPROVE

SUP #13131

(Hannah Hospitality, LLC)

S. of Hannah, E. of Esoteric and W. of Eyde Pkwy.

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 14th day of October 2013 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Hannah Hospitality, LLC has requested a special use permit to construct a single building greater than 25,000 square feet in gross floor area, approximately 72,091 square feet, on an approximate 2.5 acre site zoned C-2 (Commercial) and located on the south side of Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on September 23, 2013; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated September 19, 2013 and October 10, 2013; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the structure has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from 96-room extended stay hotel; and

WHEREAS, the site dimensions are consistent with minimum lot area and minimum lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development will be served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13131 (Hannah Hospitality, LLC) to construct a single building totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated October 7, 2013, subject to revisions as required.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission



Gail Oranchak, AICP
Principal Planner

DATE: October 10, 2013

RE: 2005 Master Plan Goals and Objectives

At the October 4, 2013 work session meeting, a majority of the Planning Commission agreed to return the revised Goals and Objectives to the Township Board without making changes. The following motion is provided to formally transmit the document.

I MOVE to return the draft Goals and Objectives section of the Meridian Township Master Plan to the Township Board with no changes and advise the Board the Planning Commission is taking this action to move the process forward so that public input can be received through the next stages of the Master Plan review process. The Commission's intent is to defer making any changes to the current draft until after the document has been distributed for the 63-day review and the public hearing is held, as required by the Michigan Planning Enabling Act.

The Planning Commission deferred further discussion of the document and recommendations from the Economic Development Corporation until another work session is scheduled.