

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

APPROVED

**October 10, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Scott-Craig, Tenaglia
ABSENT: Commissioner Van Coevering
STAFF: Principal Planner Oranchak, Senior Planner Menser

1. Call meeting to order

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

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Work Session Meeting Minutes of June 13, 2016, June 27, 2016, September 26, 2016 and the September 26, 2016 Regular Meeting Minutes. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Ahsan Sumbal, 900 Gulick Road, Okemos, stated he is requesting rezoning for property located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO, RD and RA to C-2 as two of the parcels are land locked and cannot be developed. He stated the RA parcel which abuts Newton Road would remain an RA designation with a berm.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced concern about public access to documents discussed during the work session. He suggested a build out analysis of the Township as a useful tool in framing the Master Plan in terms of maximum development. Mr. Bowlby indicated 60,000-80,000 residents in Meridian Township is not desirable as it will lose its feature as a quaint community. He believed a vision of the Township relative to development limitation at this time would be beneficial.

Chair Scott-Craig closed public remarks.

5. Communications (None)

6. Public hearings

- A. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

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

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Senior Planner Menser summarized the rezoning request as outlined in staff memorandum dated October 10, 2016.
- Applicant
Ahsan Sumbal, 900 Gulick Road, Okemos, availed himself for Planning Commission questions on his rezoning request.

Planning Commission discussion:

Commissioner Tenaglia indicated Mr. Sumbal has been patient with the Township throughout this rezoning process and inquired about suspending Planning Commission rules to vote on the rezoning request the same night as the public hearing.

Senior Planner Menser explained that the applicant had not submitted a written request for a vote on the rezoning request the same night as the public hearing when the legal notice had to be published. He added language to that affect must be included in the legal notice for a vote to take place the same night.

Commissioner DeGross noted the property was zoned from RR to its current configuration in 2005. He inquired as to the rationale for the “odd” configuration of the lots.

Principal Planner Oranchak stated the Township Board created the boundaries for the zoning categories during the rezoning process in 2005. She believed the request was originally for commercial and, in order to provide a variety of uses on the site, the Board went with the four (4) different categories for transition purposes.

Commissioner Ianni specified the rezoning predated the Township’s mixed use planned unit development ordinance.

Chair Scott-Craig noted there is a slight change in acreage for the RA parcel, from two (2) to 2.16 acres. He stated that although the traffic report mentions the unpaved condition of Newton Road, it has now been paved.

Chair Scott-Craig indicated setbacks are determined by ordinance which requires 100 feet between residential and commercial.

Senior Planner Menser stated that without screening, the setback is 100 feet; with a double row of

interlocking trees, the setback can be reduced to 60 feet. He noted that if, and when, a project is submitted for development, the Planning Department will review and apply the setbacks, including details of the berm's height and width as well as species of trees.

Chair Scott-Craig addressed the property to the north, Hammond Farms. He voiced concern this commercial business makes compost on the back end of the parcel, with the commensurate large pieces of machinery and trucks. Chair Scott-Craig did not believe "a lot of" residential was a good idea. He stated there is residential zoned property across the street which has been platted for homes.

Commissioner Opsommer questioned whether the placement of the double row of trees and berm would be located on the boundary of the C-2 property or the RA property.

Senior Planner Menser responded those details have yet to be determined, but will be decided on what is best for the site and the proposed development.

Commissioner Opsommer believed C-2 to be a much better use of the property as there is no public transit available in the area. He stated Bath Township is clearly going in the direction of C-2 along Saginaw Highway.

Chair Scott-Craig closed the public hearing at 7:23 P.M.

7. Unfinished Business (None)

8. Other Business (None)

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

Chair Scott-Craig reported his attendance at the monthly Economic Development Corporation meeting where the formation of the CIA was discussed, along with dialogue about changes to the industrial zoned area off Grand River Avenue to allow food to be sold and outdoor seating. He also attended the Environmental Commission meeting where work on the greenspace plan was discussed as well as a wetland use permit which will not come before the Planning Commission as it will be handled internally by staff.

A. New Applications

- i. Commission Review #16063 (Township Board), a Section 61 review of character, location, and extent for a 13.25 acre Land Preservation purchase of property located east of Hagadorn Road and south of Mount Hope Road
- ii. Commission Review #16053 (Township Board), a Section 61 review of character, location, and extent for a 2.251 acre Land Preservation purchase of property located east of Carlton Road and north of Lake Drive

B. Update of Ongoing Projects

- i. Site Plans Received

Site Plan Review # 16-10 (Hotel Development Services, LLC) to construct a 64,000 square foot hotel with 97 rooms on the southwest corner of Jolly Oak Road and Meridian Crossing Drive

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:27 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary